

SUBJECT: LAND DONATION - ICE AGE TRAIL – WASHINGTON COUNTY

FOR: FEBRUARY 2010 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Cedar Lakes Conservation Foundation, Inc. has offered to donate 108.52 acres of land for the Ice Age Trail in Washington County.

The property is located in the Town of Polk adjacent to the Village of Slinger, a community that is experiencing substantial growth. The Cedar Lakes Conservation Foundation property contains significant geological features. It lies to the west of the former Henzelmann parcel that was donated by CLCF to the Department in 2005. The parcel lies within the Mid-Kettle Moraine Corridor, an area identified as a priority acquisition area in the Stewardship legislation, and is part of the "Polk Kames," a system of dramatic topographic relief features created by receding glaciers. The property was acquired in 2008 by the Cedar Lakes Conservation Foundation with assistance from Federal Land and Water Conservation and Stewardship grants with understanding in the grant agreement that the Foundation could transfer the land to the Department or another public agency.

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 U.S. Park Service, the Ice Age Trail Alliance and its various volunteer groups around the state, and some counties through, which the trail passes. The trail, when completed, will run through much of Wisconsin from Door County south through the Kettle Moraine to Janesville and then north through Devil's Lake State Park to northwestern Wisconsin. Segments of the trail have been developed in several locations. Management, development and maintenance will be shared between the Department and the Ice Age Trail Alliance.

In 1996, the Natural Resources Board approved the Washington County Ice Age Trail corridor. The "Polk Kames," found in the Cedar Lakes Conservation Foundation property, are within this approved acquisition boundary and will protect the unique geological and natural features of the property. The property will provide a critical corridor for the establishment of a segment of the Ice Age Trail corridor for public recreation. Polk Kames will serve as a scenic recreational location with exceptional geologic features. After this donation, the Department will own 414 acres at this location.

Acceptance of the Cedar Lakes Conservation Foundation property will protect the scenic vistas in the area, provide opportunities for public recreation including the establishment and maintenance of a portion of the Ice Age Trail and allow natural resource management.

RECOMMENDATION: That the Board accept the donation of 108.52 acres of land for the Ice Age Trail program, that a certificate of appreciation be sent to the donor and that an expression of appreciation be made a part of the official records of the Natural Resources Board.

LIST OF ATTACHED MATERIALS:

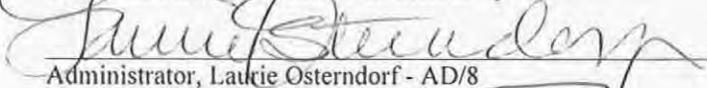
- | | |
|--|--|
| No <input checked="" type="checkbox"/> Fiscal Estimate Required | Yes <input type="checkbox"/> Attached |
| No <input checked="" type="checkbox"/> Environmental Assessment of Impact Statement Required | Yes <input type="checkbox"/> Attached |
| No <input type="checkbox"/> Background Memo | Yes <input checked="" type="checkbox"/> Attached |

APPROVED:



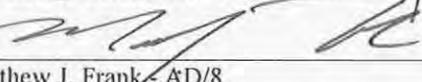
Real Estate Director, Richard E. Steffes - LF/6

1-20-10
Date



Administrator, Laurie Osterndorf - AD/8

1/21/10
Date



Secretary, Matthew J. Frank - AD/8

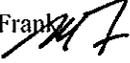
2-3-10
Date

- cc: S. Miller – LF/6
 R. Steffes – LF/6
 L. Ross – AD/8
 D. Schuller – PR/6
 G. McCutcheon – SER/Milwaukee

CORRESPONDENCE/MEMORANDUM

DATE: January 25, 2010 FILE REF: PR 40070

TO: Natural Resources Board

FROM: Matthew J. Frank 

SUBJECT: Proposed Land Donation, Cedar Lakes Conservation Foundation, Inc. Tract,
File # PR 40070

1. PARCEL DESCRIPTION:

Ice Age Trail
Washington County

Grantor:

Cedar Lakes Conservation Foundation
c/o Geoff Maclay
5555 North Port Washington Road, Suite 210
Milwaukee, WI 53217

Acres: 108.52Price: GiftAppraised Value: \$2,000,000 for purposes of Stewardship GrantInterest: Fee Title DonationImprovements: Old farmhouse and agricultural outbuildings that do not contribute to market value of the property.Location: The tract is located in south-central Washington County in the Town of Polk adjacent to Slinger.Land Description: The subject land is rolling, primarily upland woods and field.

<u>Covertypes Breakdown:</u>	Type:	Acreage:
	Agricultural Land	60.00
	Woodlands	<u>48.52</u>
	TOTAL:	108.52

Tenure: The Foundation acquired the land in 2008 from Mr. Zuern for \$2,350,000.Zoning: AgriculturePresent Use: RecreationProposed Use: Resource Protection and Public RecreationAgreement Date: January 14, 2010

Stewardship Land Access: This property will be part of the "Polk Kames" State Ice Age Trail property and upon purchase will be open for hiking, cross-country skiing and fishing (although there is no fishable water on the area). It will be closed to trapping due to being part of the state park system. Hunting may occur on this property upon approval of an administrative for state ice age properties regarding hunting. This property may be open for gun deer, late season archery and several turkey hunting periods. Hunting opportunities will be evaluated that are compatible with the primary purpose of this area as a high quality hiking destination.

2. JUSTIFICATION:

The Cedar Lakes Conservation Foundation (CLCF) is proposing to donate 108.52 acres of property for the Ice Age Trail. The property is located in the Town of Polk in Washington County adjacent to the Village of Slinger, a community that is experiencing substantial growth. The Cedar Lakes Conservation Foundation property contains significant geological features. It lies to the west of the former Henzelmann parcel that was donated by CLCF to the Department in 2005. The parcel lies within the Mid-Kettle Moraine Corridor, an area identified as a priority acquisition area in the Stewardship legislation, and is part of the "Polk Kames," a system of dramatic topographic relief features created by receding glaciers. The

property was acquired by the Cedar Lakes Conservation Foundation partly with a Stewardship grant with understanding in the grant agreement that the Foundation could transfer the land to the Department or another public agency and maintain the conservation management plan of the Stewardship grant agreement.

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 U.S. Park Service, the Ice Age Trail Alliance and its various volunteer groups around the state, and some counties through which the trail passes. The trail, when completed, will run through much of Wisconsin from Door County south through the Kettle Moraine to Janesville and then north through Devil's Lake State Park to northwestern Wisconsin. Segments of the trail have been developed in several locations. Management, development and maintenance will be shared between the Department and the Ice Age Trail Alliance.

In 1996, the Natural Resources Board approved the Washington County Ice Age Trail corridor. The "Polk Kames," found in the Cedar Lakes Conservation Foundation property, are within this approved acquisition boundary and will protect the unique geological and natural features of the property. The property will provide a critical corridor for the establishment of a segment of the Ice Age Trail corridor for public recreation. In 2005, the Board approved a department report about the Mid-Kettle Moraine. The report called for land protection at Polk Kames on about 400 acres. With this parcel, the Department will own 414 acres at this location.

The Department recommends acceptance of the Cedar Lakes Conservation Foundation property to protect the scenic vistas in the area, to provide opportunities for public recreation including the establishment and maintenance of a portion of the Ice Age Trail and to allow natural resource management.

3. FINANCING:

No funding is required for this transaction. The Foundation acquired this parcel with a Stewardship grant of \$907,000, federal LAWCON of \$350,000 and private donations.

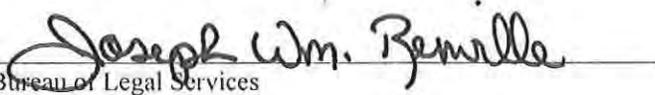
4. ACQUISITION STATUS OF THE ICE AGE TRAIL:

Established: 1988
Acres Purchased to Date: 7,246.88
Acquisition Goal: 9,673.00 acres
Percent Complete: 74.92%
Cost to Date: \$12,457,154.22

RECOMMENDED:


Richard E. Steffes

1-20-10
Date


Bureau of Legal Services

1-21-10
Date


Laurie Osterndorf

1/21/10
Date

Acknowledgment Of Gift

This is to certify that at its February 2010 meeting, the Natural Resources Board gratefully accepted a gift of 108.52 acres of land in Washington County for the Ice Age Trail from

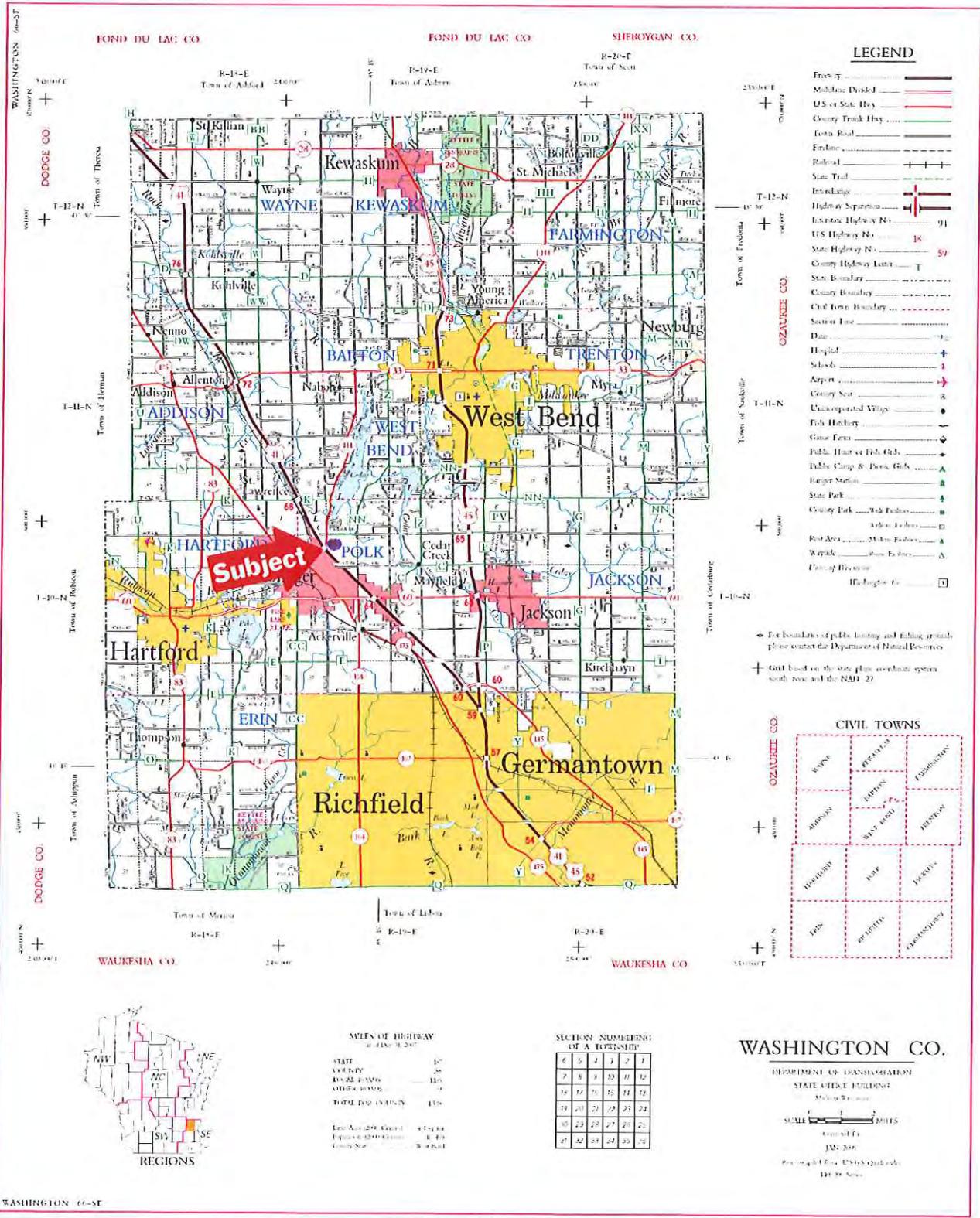
CEDAR LAKES CONSERVATION FOUNDATION, INC.

It is significant that organizations such as yours 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.

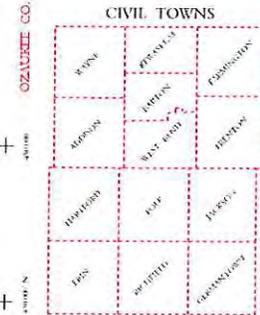
Natural Resources Board

Jonathan P. Ela, CHAIR



LEGEND

- Freight
- Multiple District
- US or State Hwy
- County Trunk Hwy
- Town Road
- Embankment
- Railroad
- State Trail
- Interchange
- Highway Separation
- Interstate Highway No. 91
- US Highway No. 18
- State Highway No. 59
- County Highway Letter
- State Boundary
- County Boundary
- Civil Town Boundary
- Section Line
- Bar
- Hospital
- Schools
- Airport
- County Seat
- Unincorporated Village
- Fish Hatchery
- Game Farm
- Public Hunt or Fish Club
- Public Camp & Deer Club
- Ranger Station
- State Park
- County Park with Features
- Archeological Feature
- Recreation Area
- Warwick
- County of Warburg



MILES OF HIGHWAY
as of 11/30/2007

STATE	107
COUNTY	25
DODGE COUNTY	115
OTHER COUNTIES	0
TOTAL DODGE COUNTY	142

Length of 200' Center Line of 200' Section
 County Seat: W. Bend

SECTION NUMBERING OF A TOWNSHIP

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

WASHINGTON CO.

DEPARTMENT OF TRANSPORTATION
STATE OFFICE BUILDING
Main Entrance

SCALE 1" = 1 MILE

COMPLETION
JAN 2007

Prepared by: USGS/Quadrangle
1:25,000 Series

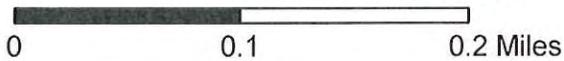
Cedar Lake Conservation Foundation, Inc (Zuern) Parcel

T10N R19E Section 8, Washington County, WI (108.52 Acres)



Legend

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



Subject Property

PR 40070

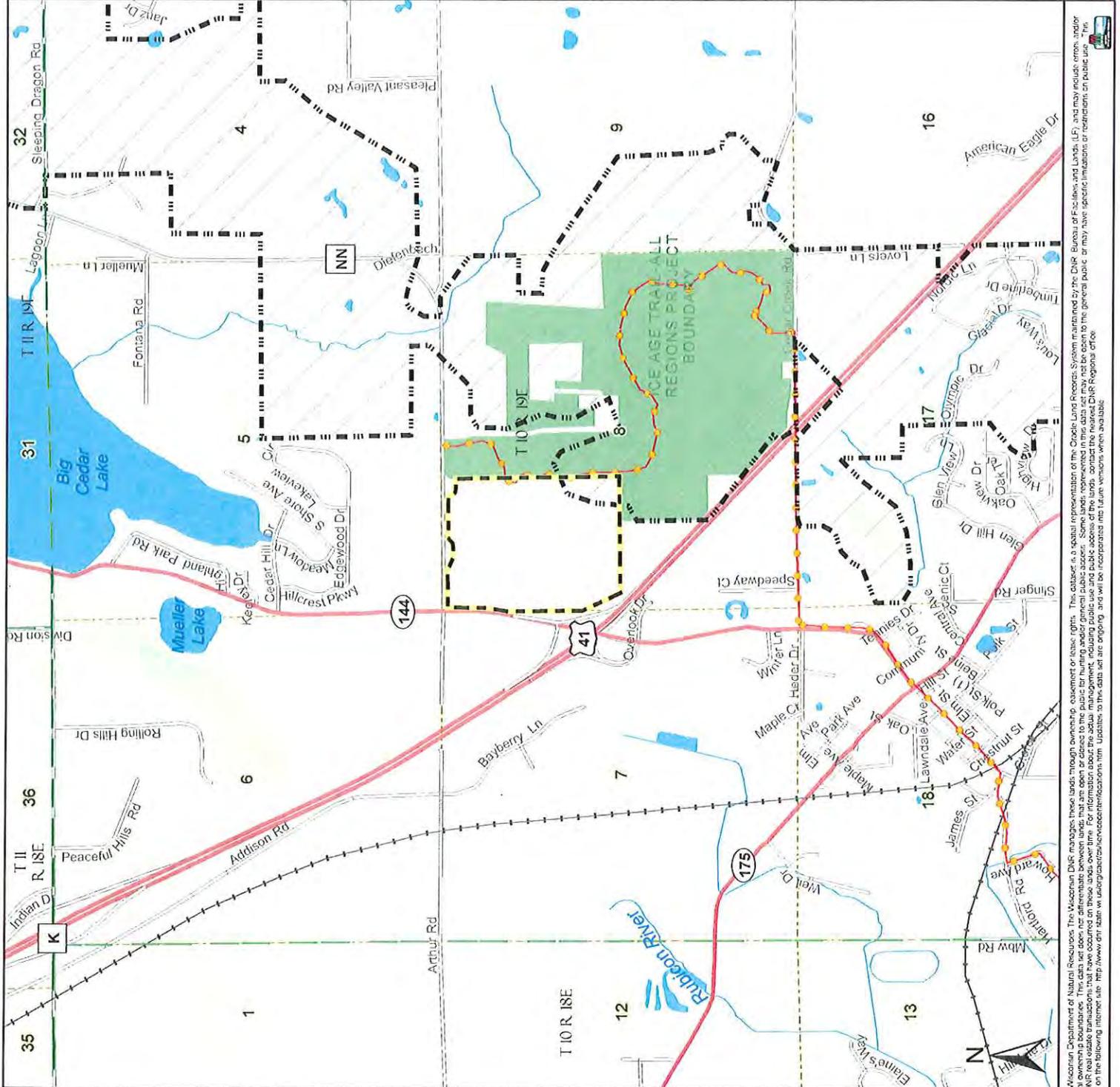
Ice Age Trail

- ▨ Fee Simple
- ▨ Easement
- Ingress/Egress

State of Wisconsin

January 19, 2010
Real Estate Section
Bureau of Facilities and Lands

User Advisory: Neither the Wisconsin Department of Natural Resources (DNR) 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, completeness, reliability, or availability of any information. The DNR provides this information as an "AS IS" basis. The DNR does not warrant that it will be provided in a timely manner, but cannot exclude the possibility. Terms of use are available at <http://dnr.wisconsin.gov>. There is no guarantee the posted boundaries are defined by a survey. The map user is expected to exercise caution in the use of the map information.



Cedar Lake Conservation Foundation, Inc. (Zuern) Parcel

PR 40070

Ice Age Trail

T10N R19E Section 8
Washington County
(108.52 Acres)

- Subject Property**
- Fee Simple
 - Easement
 - Ingress/Egress

Legend

- PLSS Section Line
- DNR Project Boundary
- DNR Owned
- DNR Easement
- County Boundary



Subject Property County View

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 database is a spatial representation of the County Land Records System maintained by the DNR Bureau of Facilities and Lands (FL) and may include errors, omissions and/or inaccuracies. This database 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 more information on the DNR Real Estate System, please contact the DNR Real Estate Section at (608) 785-8600. Updates to this data set are ongoing and will be incorporated into future versions when available.