

SUBJECT: Land Acquisition and Project Boundary Modification – Chippewa Moraine State Recreation Area – Chippewa County

FOR: MAY 2012 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 233.74 acres of land in two non contiguous parcels from the Girl Scouts of Northern Illinois for \$1,393,080 for the Chippewa Moraine State Recreation Area in Chippewa County. The item is being submitted because the purchase price exceeds and \$150,000 and the parcels fall outside the project boundary.

This Phase II property adjoins the 205.88-acre Phase I property acquired earlier in 2012. If Phase II is approved, the Department will have acquired a total of 439.62 acres with 30,200 feet of frontage on 10 lakes at a total cost of \$2,620,062. An additional 70 acres are on the deed and tax roll, but are not separately valued as that area is submerged.

The Phase II property are outstanding wilderness-like parcels containing portions of five wilderness lakes and over 1000 feet of Long Lake frontage, a premier fishing lake. It is contiguous with the Chippewa Moraine State Recreation Area, which includes a link to the Ice Age National Scenic Trail and the popular David R. Obey Interpretive Center, and the Ice Age Reserve. The property contains rugged wooded terrain with ephemeral wetlands, bogs, kettle lakes and large seepage lakes. The property includes an excellent representation of glacial features. Forests are high quality with a good mix of oak and maple and contain a high diversity of amphibians and forest interior birds.

This property falls within the Chippewa Glacial Lakes Land Legacy Place and is considered to have high conservation significance and very high recreational potential. The size of the property and its juxtaposition alongside the Chippewa Moraine and Chippewa County Forest lands combine to provide a unique opportunity to enhance landscape scale protection efforts in this eco-region.

The western parcel almost entirely fronts Dark Lake, a rare meromictic lake used in scientific research along with providing an outstanding area of mixed tamarack and spruce bog. A certified segment of the Ice Age National Scenic Trail lies southwest of the western parcel in the Chippewa Moraine Recreation Area and serves as the link to properties identified for future trail connection. Habitat on the parcels is conducive for hunting of both large and small game.

Upon purchase, the parcels would be open for nature based recreation opportunities that include hunting, fishing, trapping, hiking and cross country skiing. The department will undertake a master plan amendment process that will evaluate other activities where the primary focus or purpose is the appreciation or enjoyment of nature. These other activities may include, but are not limited to, bicycling, wildlife or nature observation, camping, nature study, picnicking, and multi-use trail activities.

There are buildings on the property which may be used for recreation and education purposes. Final determination of building use will be done by the master plan amendment.

Acquisition of this property would provide an outstanding combination of wilderness lakes and premier shoreline as well as a unique mixture of opportunities for environmental education, scientific research and recreational opportunities.

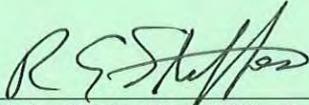
RECOMMENDATION: That the Board approves the purchase of 233.74 acres of land for \$1,393,080 for the Chippewa Moraine State Recreation Area and approve the expansion of the Chippewa Moraine State Recreation area to include this parcel.

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:



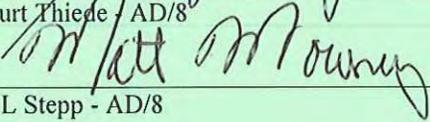
Real Estate Director, Richard E. Steffes - LF/6

4-16-12
Date



Administrator, Kurt Thiede - AD/8

4-17-12
Date



Secretary, Cathy L. Stepp - AD/8

5/7/12
Date

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

CORRESPONDENCE/MEMORANDUM

DATE: April 16, 2012 FILE REF: PR 40135
 TO: Governor Walker
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Acquisition, Girl Scouts of Northern Illinois Tract, File # PR 40135,
 Option Expires December 2, 2012

1. PARCEL DESCRIPTION:

Chippewa Moraine State Recreation Area
 Chippewa County

Grantor:

Girl Scouts of Northern Illinois
 c/o Vicki Wright
 12N124 Coombs Road
 Elgin, IL 60124

Acres: 233.74

Price: \$1,393,080

Appraised Value: \$2,620,000; \$2,800,000 for entire property; allocation for Phase II based on lower appraisal

Interest: Fee Simple purchase

Improvements: 2 dining halls, camp office building/program center, staff building, shower house, health center, guest shelter, storage garage, pump house and latrine units

Location: The property is located in Chippewa County 10 miles northeast of New Auburn.

Land Description: The subject land is gently rolling with a mix wooded upland and upland meadow and lakes.

Covertypes Breakdown:

Type	Acreage
Grass	9
Upland Woodland	184
Wetland	40.74
Total:	233.74

Zoning: Shoreland Zoning

Present Use: Forestry/Recreational/Girl Scout Camp

Proposed Use: Public outdoor recreation and natural resource protection

Tenure: 30+ years

Property Taxes: Tax Exempt

Option Date: December 3, 2011

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 233.74 acres of land in two non contiguous parcels from the Girl Scouts of Northern Illinois for \$1,393,080 for the Chippewa Moraine State Recreation Area in Chippewa County. The item is being submitted because the purchase price exceeds and \$150,000 and the parcels fall outside the project boundary.



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This property falls within the Chippewa Glacial Lakes Land Legacy Place and is considered to have high conservation significance and very high recreational potential. The size of the property and its juxtaposition alongside the Chippewa Moraine and Chippewa County Forest lands combine to provide a unique opportunity to enhance landscape scale protection efforts in this eco-region.

The western parcel almost entirely fronts Dark Lake, a rare meromictic lake used in scientific research along with providing an outstanding area of mixed tamarack and spruce bog .

A certified segment of the Ice Age National Scenic Trail lies southwest of the western parcel in the Chippewa Moraine Recreation Area and serves as the link to properties identified for future trail connection.

Habitat on the parcels is conducive for hunting of both large and small game.

Upon purchase, the parcels would be open for nature based recreation opportunities that include hunting, fishing, trapping, hiking and cross country skiing. The department will undertake a master plan amendment process that will evaluate other activities where the primary focus or purpose is the appreciation or enjoyment of nature. These other activities may include, but are not limited to, bicycling, wildlife or nature observation, camping, nature study, picnicking, and multi-use trail activities.

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3. FINANCING:
State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$3,000,000	\$175,871 (Trails)
\$2,138,615	\$85,501 (Parks)

4. ACQUISITION STATUS OF THE Chippewa Moraine State Recreation Area:

Established: 1974
Acres Purchased to Date: 3,284.03
Acquisition Goal: 4,587.00
Percent Complete: 71.59 %
Cost to Date: \$2,459,861.00

5. APPRAISAL:

Appraiser: William M. Steigerwaldt
Valuation Date: 10/4/2010
Appraised Value: \$2,620,000
Highest and Best Use: Recreation/Residence
Allocation of Values:
 a. land: 439.62 acres @ \$5,700 per acre: \$2,505,834
 b. improvements: \$112,852
 c. total: \$2,620,000 (rounded)
 d. market data approach used, 5 comparable sales cited
 e. adjusted value range: \$4,801 to \$6,466 per acre
Appraisal Review: Peter Wolter, 11/1/2010

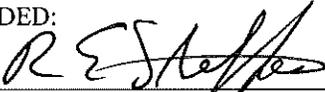
Comments: Appraisal was done on entire ownership of 509.62 acre tax parcel acres minus 70 acres for lakes for a total of 439.62 acres and improvements including a caretaker's residence. The allocation by Department staff for Phase I is \$1,226,982 and is based on this appraisal.

APPRAISAL 2:

Appraiser: Jon E. Gargulak
Valuation Date: 7/21/2010
Appraised Value: \$2,800,000
Highest and Best Use: Recreation/Residence
Allocation of Values:
 a. land: 509.62 acres @ \$5,500 per acres: \$2,800,000 (includes \$50,000 of improvement value)
 b. market data approach used, 3 comparable sales & 1 listing cited
 c. adjusted value range: \$4,119 to \$7,432 per acre
Appraisal Review: Peter Wolter, 11/1/2010

Comments: Appraisal was done on entire ownership of 509.62 acre tax parcel acres including 70 acres of lakes and all improvements. The Steigerwaldt report was selected as the most reliable estimate of value.

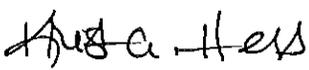
RECOMMENDED:



 Richard E. Steffes, Real Estate Director

4-16-12

 Date



 Kristin A. Hess, Bureau of Legal Services

4/16/12

 Date



 Kurt Thiede, Land Division Administrator

4/16/12

 Date

RES:sjs

**Girl Scouts of
Northern Illinois -
Phase 2
Chippewa Moraine
Recreation Area**

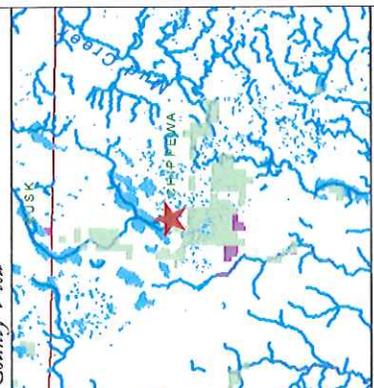
PR 40135

T32N R8W Sec 19, 29 & 30
Town of Sampson
Chippewa County
233.74 acres

-  Subject Parcel
Phase 2
-  Subject Parcel
Phase 1

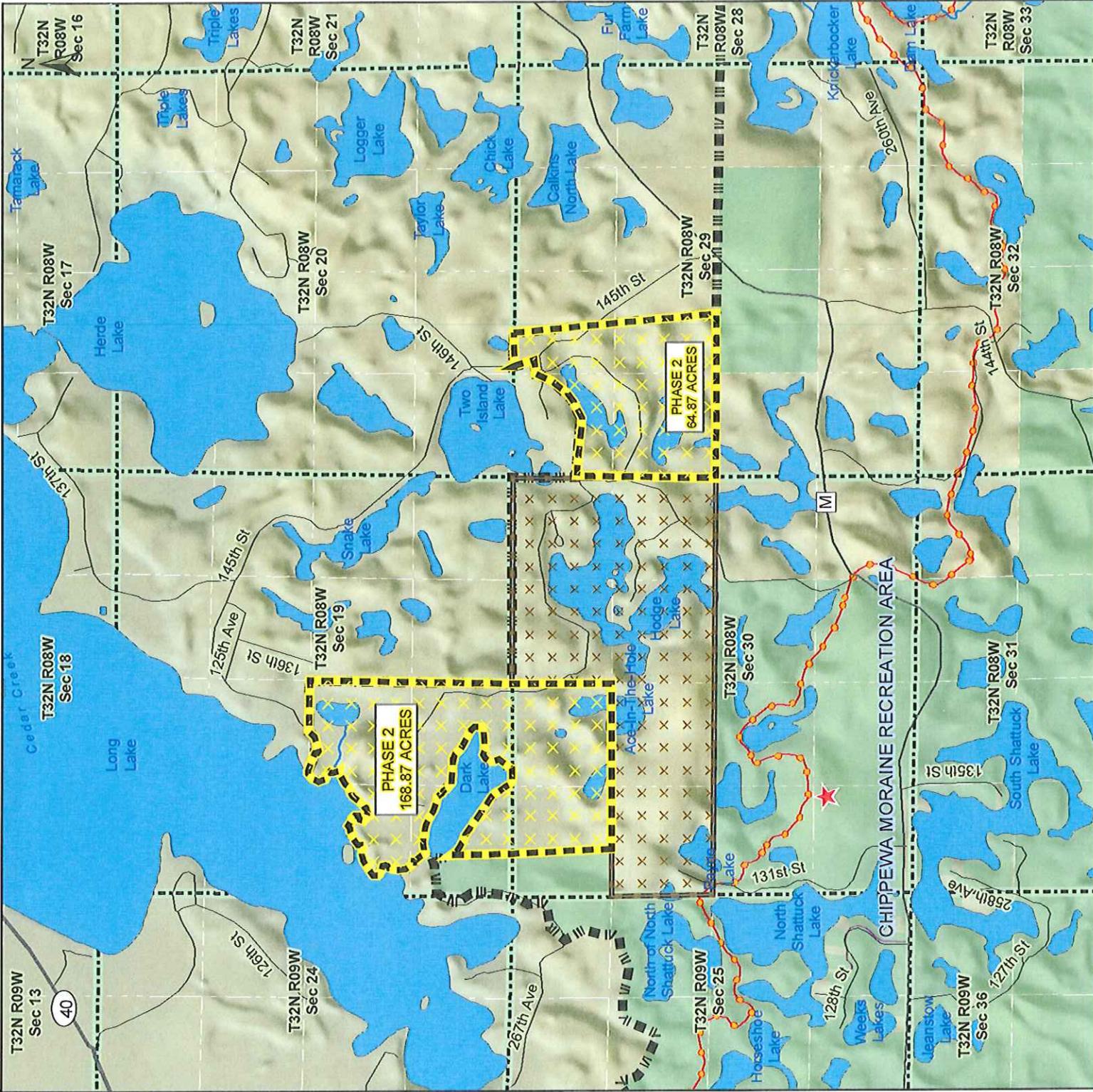
-  Interpretive Center
-  DNR Project Boundary
-  PLSS Section Line
-  QQ Section Boundary
-  WDNR Owned
-  WDNR Easement
-  Ice Age Trail

County View



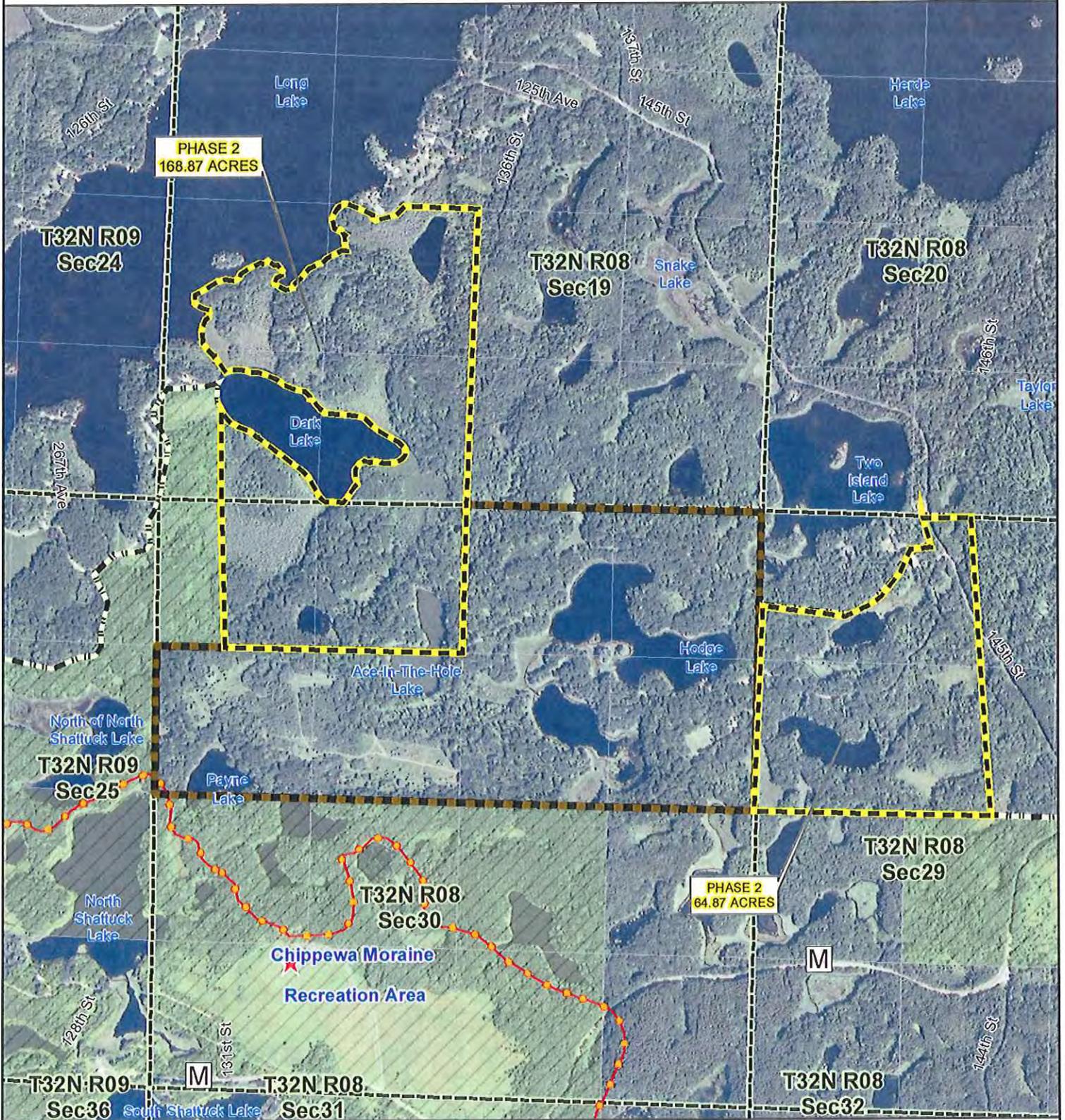
 Location of Property

WISCONSIN DEPARTMENT
OF NATURAL RESOURCES
Bureau of Facilities of Lands
Map Created: Apr 13, 2012 kmh



Girl Scouts of Northern Illinois - Phase 2

T32N R8W Sec 19, 29, 30, Town of Sampson, Chippewa County



Chippewa Moraine Recreation Area

-  Subject Parcel Phase 2
-  Subject Parcel Phase 1

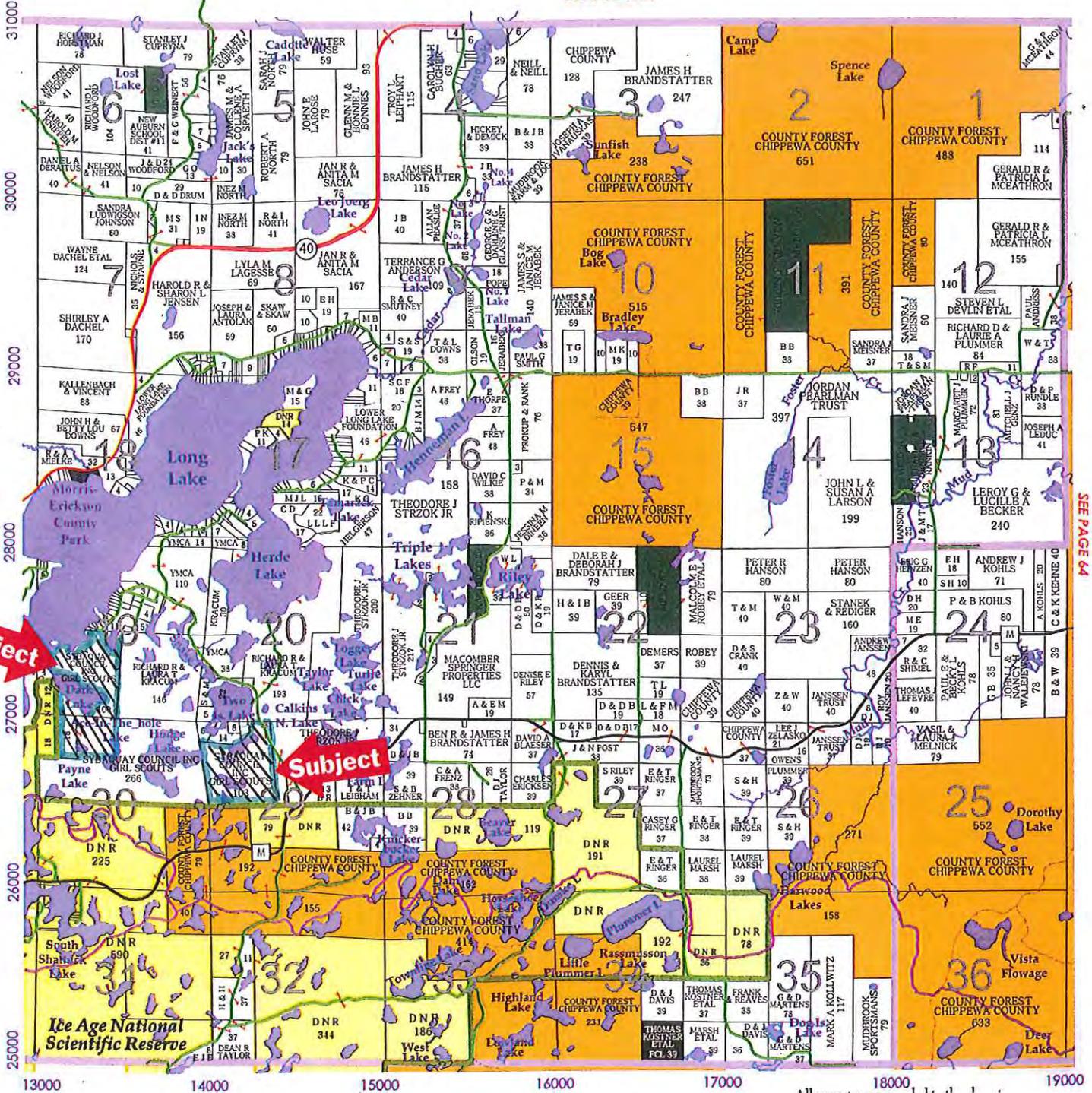
-  Interpretive Center
-  DNR Owned
-  0 300 600 900 Feet
-  DNR Project Boundary
-  Section Line
-  QQ Section Lines
-  Ice Age Trail

 N

 Apr 13, 2012 kmh
 Real Estate Section
 Bureau of Facilities and Lands



RUSK COUNTY



SEE PAGE 60

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Subject

Subject

Ice Age National Scientific Reserve

Dorothy Lake

Vista Flowage

Deer Lake