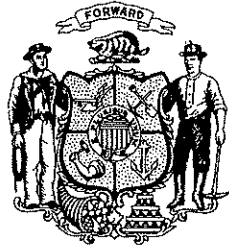


# State of Wisconsin

SENATE CHAIR  
**Howard Marklein**

316 East, State Capitol  
P.O. Box 7882  
Madison, WI 53707-7882  
Phone: (608) 266-0703



ASSEMBLY CHAIR  
**Mark Born**

308 East, State Capitol  
P.O. Box 8592  
Madison, WI 53708-8953  
Phone: (608) 266-2540

## Joint Committee on Finance

### MEMORANDUM

To: Members  
Joint Committee on Finance

From: Senator Howard Marklein  
Representative Mark Born

Date: August 30, 2022

Re: 14-Day Passive Review Approval – DNR

Pursuant to s. 23.0917(6m), Stats., attached is a 14-day passive review request from the Department of Natural Resources, received on August 30, 2022.

Please review the material and notify **Senator Marklein** or **Representative Born** no later than **Monday, September 19, 2022**, if you have any concerns about the request or if you would like the Committee to meet formally to consider it.

Also, please contact us if you need further information.

Attachments

HM:MB;jm

**State of Wisconsin**  
**DEPARTMENT OF NATURAL RESOURCES**  
101 S. Webster Street  
Box 7921  
Madison WI 53707-7921

Tony Evers, Governor  
Preston D. Cole, Secretary  
Telephone 608-266-2621  
FAX 608-267-3579  
TTY Access via relay - 711



August 17, 2022

IN REPLY REFER TO: PR 40275

The Honorable Howard Marklein, Co-Chair  
Committee on Joint Finance  
Room 316 East  
State Capitol  
PO Box 7882  
Madison, WI 53707-7882

The Honorable Mark Born, Co-Chair  
Committee on Joint Finance  
Room 308 East  
State Capitol  
PO Box 8593  
Madison, WI 53708-8593

AUG 30 2022  
*St. Finance*

Dear Senator Marklein and Representative Born:

Pursuant to s. 23.0917(6m), Wis. Stats., the department is notifying you as co-chairs of the Committee on Joint Finance of the proposed acquisition of 38 acres of land from Thomas B. and Gayle Parry for the Ice Age Trail using funds from the Knowles-Nelson Stewardship Program. The Natural Resources Board approved the acquisition at their August 10, 2022 board meeting, with a motion amending the transaction requiring the department to offer within one year to re-sell the northwestern 10 acres of the parcel at or above appraised value. The department does not need the 10-acre parcel of land for conservation purposes. The exact boundaries of the property to be sold will be determined in consultation with the Ice Age Trail Alliance.

The purchase price of the acquisition is \$582,000.00. In addition, appraisal fees associated with the transaction are \$8,700.00 and closing costs are estimated at \$3,441.00. The payment in lieu of taxes is estimated at \$23,441.13. In accordance with s. 23.0916(1)(b), Wis. Stats., the IAT, interpretive loop trail corridor and parking lot facility will be open to public access by foot, snowshoe or ski. Outside of the 300' trail hunting buffer, the remainder of the property will be open to all five nature-based outdoor activities.

As provided in s. 23.0917(6m)(a), Wis. Stats., if the department does not receive notification of the scheduling of a hearing from either of the Joint Committee on Finance co-chairpersons within 14 working days from today, the department will forward the proposal to the Governor for his consideration. If there are questions about the proposal, please contact Terry H. Bay at (608) 266-5782.

Thank you for this consideration.

Sincerely,

for   
Sarah Barry  
Deputy Secretary

C:

- Timothy C. Cooke, Internal Services Division Administrator
- Terry H. Bay, Director, Bureau of Facilities and Lands
- James W. Lemke, Real Estate Section Chief
- Kaylin Helm, Real Estate Regional Supervisor

**SUBJECT: Land Acquisition and Monetary Donation – Ice Age Trail – Waukesha County**

**FOR: AUGUST 2022 BOARD MEETING**

**TO BE PRESENTED BY: James W. Lemke, Real Estate Section Chief**

**SUMMARY:**

The department is requesting approval to purchase 38.82 acres of land from Thomas B. and Gayle Parry in Waukesha County for the Ice Age State and National Scenic Trail (IAT) for \$582,000.00 to develop Ice Age Trail and associated facilities in the Town of Ottawa, which is three miles southeast of the Village of Dousman. The Ice Age Trail Alliance (IATA) will be making a \$21,500.00 monetary donation towards the purchase and the remaining \$561,500.00 will be funded from the Warren Knowles-Gaylord Nelson Stewardship Program pursuant to s. 23.0917, Wis. Stats., and is being submitted under the authority of ss. 23.09(2)(d)(10), 23.09(2)(o) and 23.17(4), Wis. Stats., and ss.NR 1.40(2)(a) and 1.41(a), Wis. Admin. Code.

The subject parcel features one of the only glacial drumlins located along the existing route of the IAT. This important parcel will connect existing IAT to the north and south and will provide the location for a much needed and safer off-road trailhead parking lot facility for the popular Waterville Segment of the IAT. Currently, trail users must walk along Waterville Road to make this connection, which has no road shoulder or other bicycle or pedestrian accommodations. The parcel is less than one mile south of the 52-mile-long Glacial Drumlin corridor and two miles south of the Kettle Moraine State Forest-Lapham Peak Unit, with these properties heavily used by the public.

The Ice Age State and National Scenic Trail has been developed through the nearby 1,056-acre Kettle Moraine State Forest-Lapham Peak Unit that currently provides more than four miles of off-road Ice Age Trail and a total of 17 miles of trails. In addition, the Glacial Drumlin State Trail has more than two miles of co-located Ice Age Trail. The property is within a 60-minute drive by more than two million people in Southern Wisconsin. In 1987, the Wisconsin Legislature passed legislation that established the IAT as a state project for which the department can purchase land and directed the department to develop the trail to promote public awareness and appreciation of Wisconsin's glacial heritage, to preserve and protect significant glacial features, and to provide a continuous off-road trail intended for low impact pedestrian uses such as hiking, backpacking, and snowshoeing. 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 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. To date, about half of the trail has been completed in numerous segments.

The department recommends acquisition of the subject parcel to develop the Ice Age Trail and a trailhead parking lot facility off of a busy road and in association with a glacial drumlin feature. The parcel will provide recreational opportunities in Waukesha County near one of the most populated areas of the state and also the part of the state with the lowest per capita percentage of public lands.

**RECOMMENDATION:** That the Board approve the purchase of 38.82 acres of land from Thomas B. and Gayle Parry for \$582,000.00 for the Ice Age Trail in Waukesha County. That the Board accept the monetary donation of \$21,500.00 towards the purchase price from the Ice Age Trail Alliance. 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 (Check all that are applicable):**

- Background Memo**
- Maps and Documents**

<b>Approved By</b>	<b>Signature</b>	<b>Date</b>
Terry H. Bay Bureau Director		
Timothy C. Cooke Internal Services Division Administrator		
Preston D. Cole, Secretary		

Program and reviewer	Signature	Date	Comments
<b>Energy, Transportation and Environmental Analysis</b> N/A Environmental Analyst N/A  Economist			
<b>Management and Budget</b> N/A  Budget Analyst			
<b>Legal Services</b>  Diane L. Milligan Attorney			
<b>Other reviewers</b> N/A			

**CORRESPONDENCE/MEMORANDUM**

DATE: July 6, 2022 FILE REF: PR 40275  
 TO: Governor Tony Evers  
 FROM: Secretary Preston D. Cole  
 SUBJECT: Proposed Land Acquisition, Thomas B. and Gayle Parry Tract, File # PR 40275,  
 Option Expires October 25, 2022

1. PARCEL DESCRIPTION:

Ice Age Trail  
 Waukesha County

Grantor:

Thomas B. and Gayle Parry  
 20128 Old Owen Rd  
 Monroe WA 98272

Acres: 38.82

Price: \$582,000.00

Appraised Value: Appraisal 1: \$582,300 rounded to \$580,000.00; Appraisal 2: \$582,000.00

Interest: Fee title purchase

Improvements: None

Location: The property is located three miles southeast of Dousman in Waukesha County.

Land Description: The subject land is mostly rolling.

Coverttype Breakdown:

Type	Acreage
Upland Woodland	6.45
Cropland	31.40
Grass / Pasture	0.43
Urban / Developed	0.54
Total:	38.82

Zoning: A-T – Agricultural Transition

Present Use: Agricultural

Proposed Use: Public recreation

Tenure: 16 years

Property Taxes: \$118.02

Option Date: April 28, 2022

Stewardship Land Access: The trail and parking lot facility will be open to public access by foot, snowshoe or ski.

2. JUSTIFICATION:

The department is requesting approval to purchase 38.82 acres of land from Thomas B. and Gayle Parry in Waukesha County for the Ice Age State and National Scenic Trail (IAT) for \$582,000.00 to develop Ice Age Trail and associated facilities in the Town of Ottawa, which is three miles southeast of the Village of Dousman. The Ice Age Trail Alliance (IATA) will be making a \$21,500.00 monetary donation towards the purchase and the remaining \$561,500.00 will be funded from the Warren Knowles-Gaylord Nelson Stewardship Program pursuant to s. 23.0917, Wis. Stats., and is being submitted under the authority of ss. 23.09(2)(d)(10), 23.09(2)(o) and 23.17(4), Wis. Stats., and ss.NR 1.40(2)(a) and 1.41(a), Wis. Admin. Code.



The subject parcel features one of the only glacial drumlins located along the existing route of the IAT. This important parcel will connect existing IAT to the north and south and will provide the location for a much needed and safer off-road trailhead parking lot facility for the popular Waterville Segment of the IAT. Currently, trail users must walk along Waterville Road to make this connection, which has no road shoulder or other bicycle or pedestrian accommodations. The parcel is less than one mile south of the 52-mile-long Glacial Drumlin corridor and two miles south of the Kettle Moraine State Forest-Lapham Peak Unit, with these properties heavily used by the public.

The Ice Age State and National Scenic Trail has been developed through the nearby 1,056-acre Kettle Moraine State Forest-Lapham Peak Unit that currently provides more than four miles of off-road Ice Age Trail and a total of 17 miles of trails. In addition, the Glacial Drumlin State Trail has more than two miles of co-located Ice Age Trail.. The property is within a 60-minute drive by more than two million people in Southern Wisconsin. In 1987, the Wisconsin Legislature passed legislation that established the IAT as a state project for which the department can purchase land and directed the department to develop the trail to promote public awareness and appreciation of Wisconsin's glacial heritage, to preserve and protect significant glacial features, and to provide a continuous off-road trail intended for low impact pedestrian uses such as hiking, backpacking, and snowshoeing. 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 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. To date, about half of the trail has been completed in numerous segments.

The department recommends acquisition of the subject parcel to develop the Ice Age Trail and a trailhead parking lot facility off of a busy road and in association with a glacial drumlin feature. The parcel will provide recreational opportunities in Waukesha County near one of the most populated areas of the state and also the part of the state with the lowest per capita percentage of public lands.

3. LAND MANAGEMENT:

The property will be managed as part of the larger State Ice Age Trail Area. With appropriate approvals, the IAT and interpretive loop trail would be designed and constructed by Ice Age Trail Alliance staff and volunteers. Volunteers with the Waukesha/Milwaukee County Chapter of the IATA would maintain both trails on the property. The proposed parking lot is anticipated to be a 10-car gravel lot at an estimated cost of \$12,000 to be paid for with state funding of private donations from non-profit partners.

4. FINANCING:

IATA is providing a \$21,500 monetary donation toward the purchase price. The remaining \$560,500 will be financed with State Stewardship bond funds. Of our \$6,000,000.00 yearly allocation, \$1,000,000.00 is dedicated to Ice Age Trail fee and easement acquisitions.

Funds allotted to program:	Balance before this transaction:	Balance after this transaction:
\$1,000,000.00	\$1,000,000.00	\$666,667.00
Funds allotted to program:	Balance before this transaction:	Balance after this transaction:
\$5,000,000.00	\$5,000,000.00	\$4,772,833.00

5. ACQUISITION STATUS OF THE ICE AGE TRAIL:

Established: 1988  
Acres Purchased to Date: 7,984.79  
Acquisition Goal: 10,973.00  
Percent Complete: 72.77 %  
Cost to Date: \$26,517,444.17

6. APPRAISAL 1:

Appraiser: Troy J. Kruser  
Valuation Date: June 13, 2022  
Appraised Value: \$580,000.00  
Highest and Best Use: Agricultural and recreational use land with low density residential development.

Allocation of Values:

- a. land: 38.82 acres @ \$14,940.75 per acre:
- b. market data approach used, five comparable sales cited
- c. adjusted value range: \$14,130 to \$15,625 per acre (using the three most reliable sales)

APPRAISAL 2:

Appraiser: Steven Vitale

Valuation Date: May 17, 2021

Appraised Value: \$582,000.00

Highest and Best Use: Residential development.

Allocation of Values:

- a. land: 38.82 acres @ \$14,992.27 per acre:
- b. market data approach used, five comparable sales cited
- c. adjusted value range: \$10,252 to \$15,815 per acre



RECOMMENDED:

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Terry H. Bay, Bureau Director, Bureau of Facilities and Lands

Date

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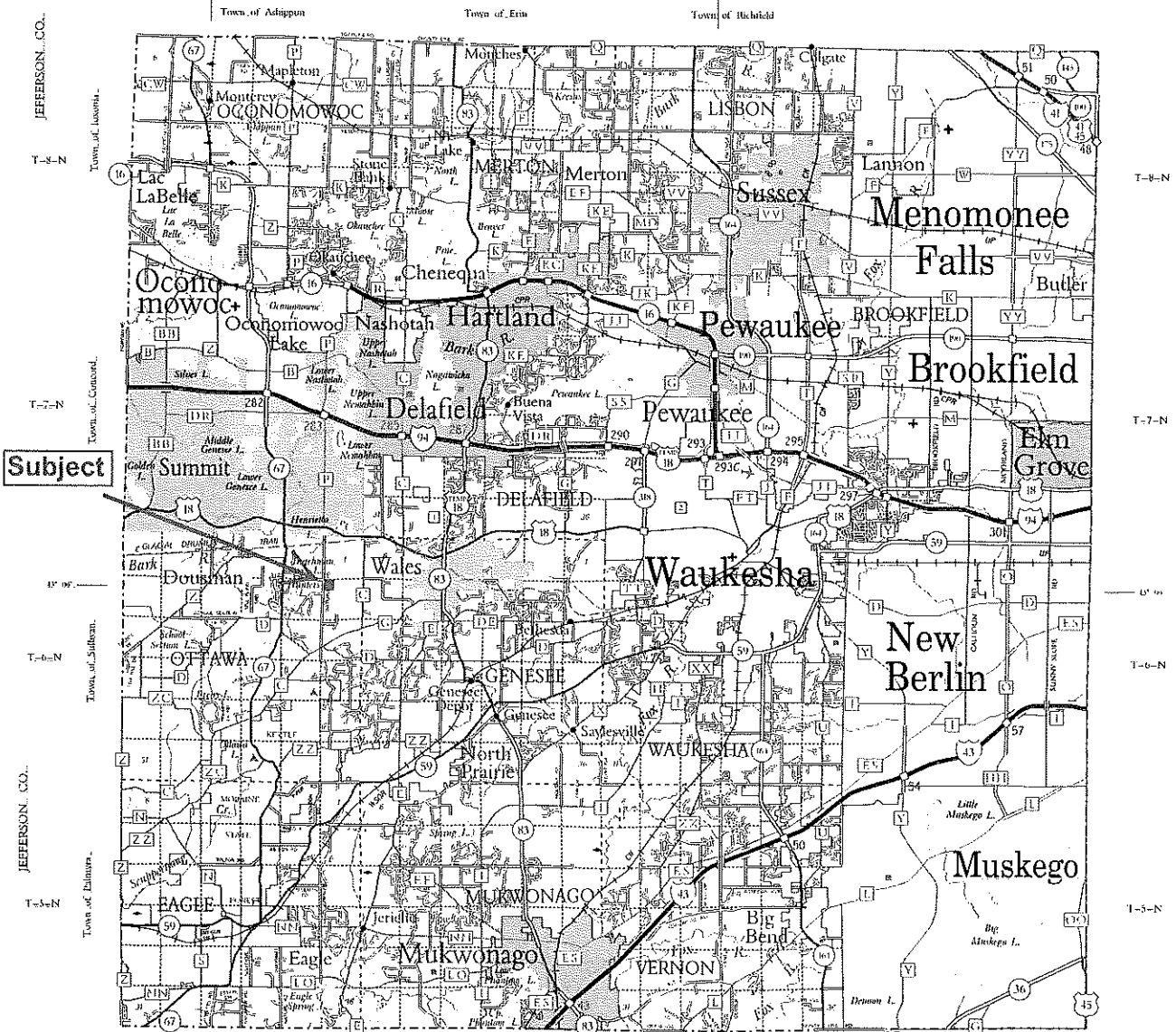
Diane L. Milligan, Bureau of Legal Services

Date

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Timothy C. Cooke, Internal Services Division Administrator

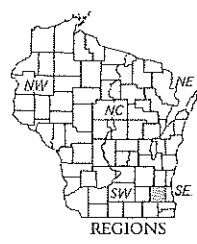
Date



Subject

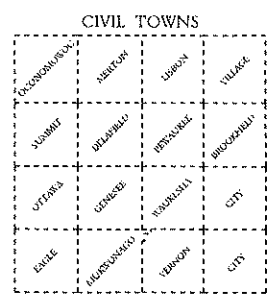
**LEGEND**

- Freeway ..... Freeway
- Multilane Divided ..... Multilane Divided
- U.S. or State Hwy ..... U.S. or State Hwy
- County Trunk Hwy ..... County Trunk Hwy
- Town Road ..... Town Road
- Firelane ..... Firelane
- Railroad ..... Railroad
- State Trail ..... State Trail
- Interchange ..... Interchange
- Highway Separation ..... Highway Separation
- Interstate Highway, No. ..... Interstate Highway, No.
- U.S. Highway No. ..... U.S. Highway No.
- County Highway No. ..... County Highway No.
- County Highway Letter ..... County Highway Letter
- State Boundary ..... State Boundary
- County Boundary ..... County Boundary
- Civil Town Boundary ..... Civil Town Boundary
- Section Line ..... Section Line
- Dam ..... Dam
- Hospital ..... Hospital
- Airport ..... Airport
- County Sewer ..... County Sewer
- Unincorporated Village ..... Unincorporated Village
- Fish Hatchery ..... Fish Hatchery
- Game Farm ..... Game Farm
- Public Home or Fish Grds. .... Public Home or Fish Grds.
- Public Camp & Picnic Grds. .... Public Camp & Picnic Grds.
- Ranger Station ..... Ranger Station
- State Park ..... State Park
- County Park ..... County Park
- Rest Area ..... Rest Area
- Wayside ..... Wayside
- Ethnic Miss. School ..... Ethnic Miss. School
- Univ. of Wisconsin - Wausau ..... Univ. of Wisconsin - Wausau



**SECTION NUMBERING OF A TOWNSHIP**

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



**MILES OF HIGHWAY**  
as of Dec. 31, 1948

STATE	27
COUNTY	407
LOCAL ROADS	1482
OTHER ROADS	2594
TOTAL FOR COUNTY	3006

Land Area (20th Census) ... 259 sq. mi.  
Population (20th Census) ... 259,400  
County Seat ... Waukesha

**WAUKESHA CO.**

DEPARTMENT OF TRANSPORTATION










**NRB Item:**  
**Thomas B. and Gayle Parry**  
**Fee**

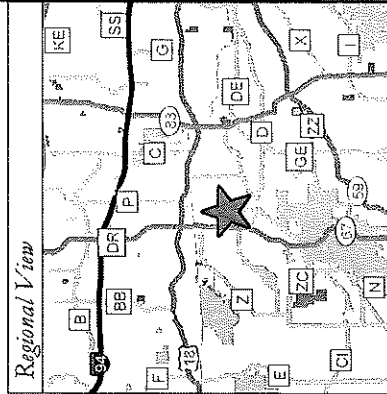
*Ice Age Trail*

T6N R17E Sec 12  
 Town of Ottawa  
 Waukesha County

**Subject**

PR 40275

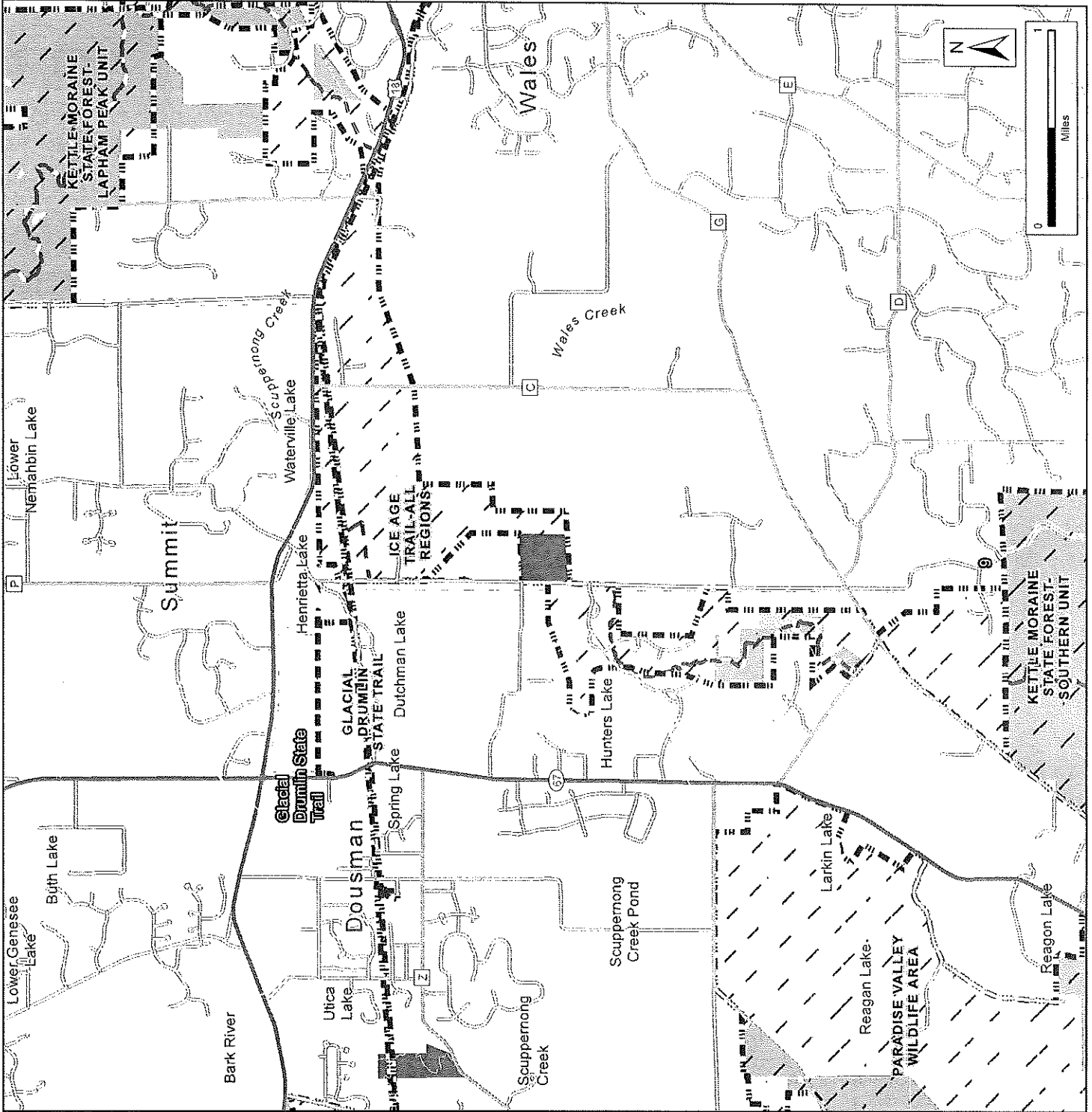
-  DNR Fee Title
-  DNR Easement
-  Current DNR Project Boundary
-  Stewardship Grant Lands (Open to Public Access)
-  State Trail Network Project Boundary (approx. location)
-  State Recreation Trail
-  Ice Age



**Location of Property**



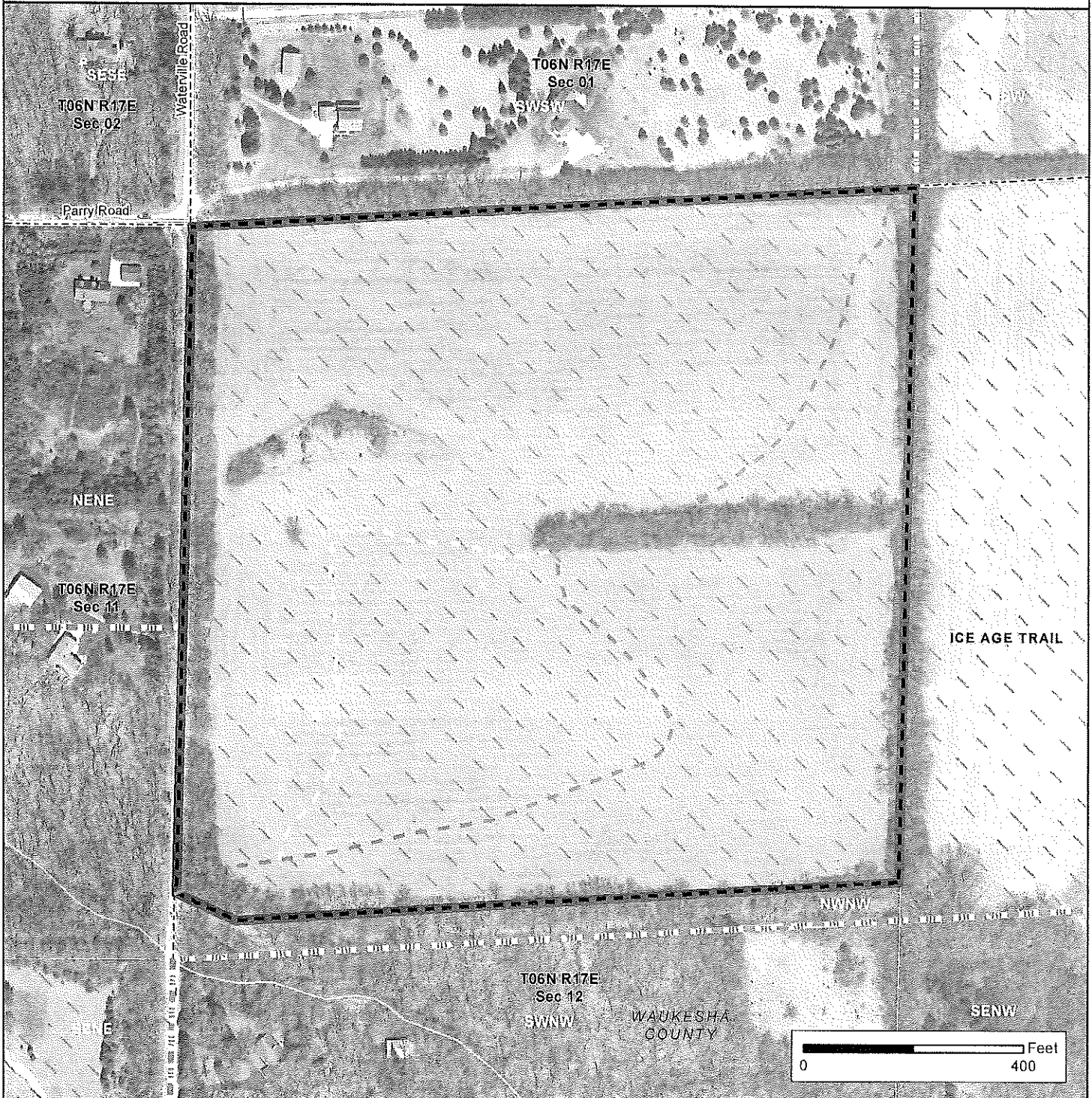
WISCONSIN DEPARTMENT  
 OF NATURAL RESOURCES  
 Bureau of Facilities or Lands  
 Map Created: May 09, 2022 msm



The data shown on this map have been obtained from various sources, and are of varying age, reliability and resolution. This map is not intended to be used for navigation, nor is this map an authoritative source of information about legal land ownership or public access. Users of this map should confirm the ownership of land through other means in order to avoid trespassing. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map.


# NRB Item: Thomas B. and Gayle Parry -- Fee

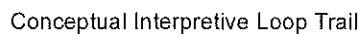
## T6N R17E Sec 12, Town of Ottawa, Waukesha County





**Ice Age Trail**


 **Subject**


 Conceptual IAT Route

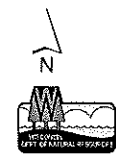
 Conceptual Interpretive Loop Trail

 Original Pre-2013 Project Boundary - Not Subject to JFC Review

 County Boundary

 Section Boundary

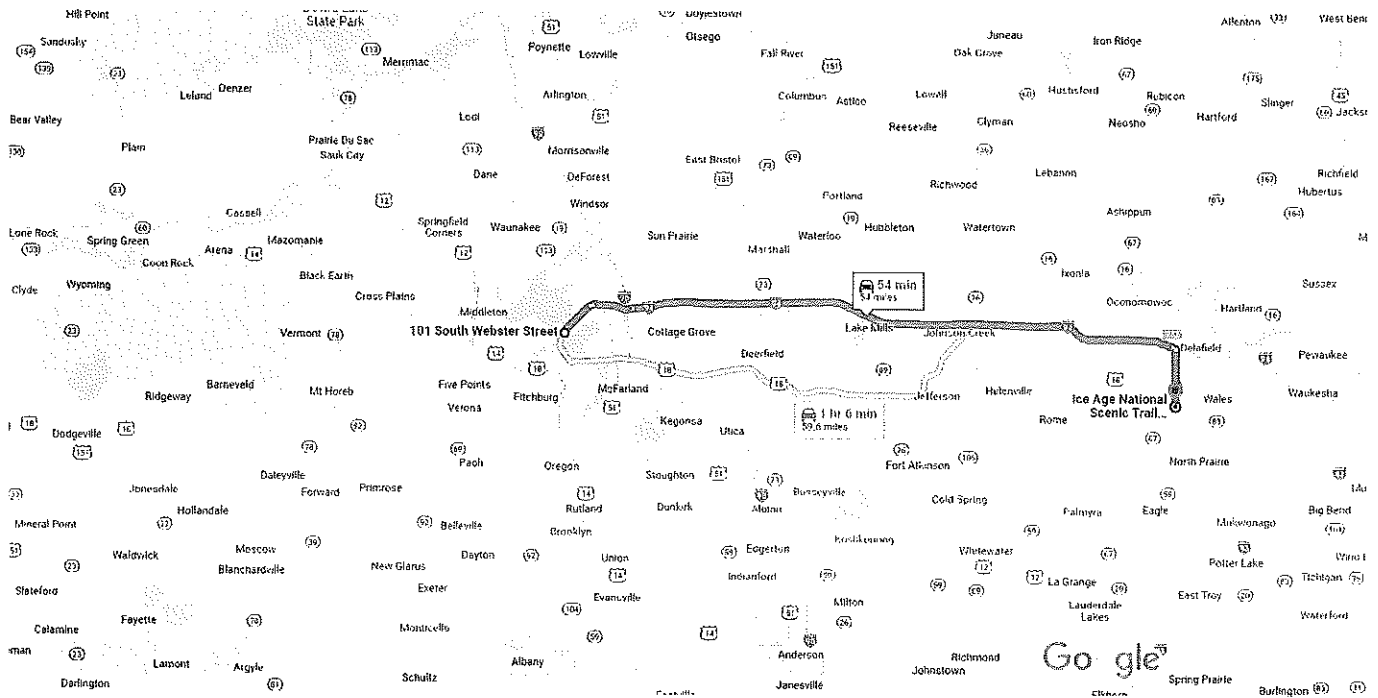
 QQ Section Boundary



Jul 06, 2022 cjm

Real Estate Section  
Bureau of Facilities and Lands

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Map data ©2022 Google 5 mi

101 S Webster St  
Madison, WI 53703

Get on WI-30 E

- ↑ 1. Head northwest on S Webster St toward E Main St  
9 min (3.3 mi)  
0.1 mi
- ↪ 2. Turn right at the 2nd cross street onto E Washington Ave  
Pass by Burger King (on the right in 2.5 mi)  
2.9 mi
- ⬆ 3. Use the right lane to take the WI-30 E ramp to I-90/I-94  
0.2 mi

Follow I-94 E to N Sawyer Rd in Summit. Take exit 283 from I-94 E

- ↑ 4. Continue onto WI-30 E  
39 min (46.0 mi)  
3.2 mi
- ⬆ 5. Merge onto I-94 E  
42.6 mi

- 6. Take exit 283 for Sawyer Road  
0.2 mi
- 7. Keep right at the fork, follow signs for County Rd P/Sawyer Rd and merge onto N Sawyer Rd  
217 ft

**Follow N Sawyer Rd to Waterville Rd in Ottawa**

7 min (4.7 mi)

- ⬆ 8. Merge onto N Sawyer Rd  
394 ft
- 9. At the traffic circle, continue straight to stay on N Sawyer Rd  
2.6 mi
- ↶ 10. Turn left onto US-18 E  
0.2 mi
- 11. Turn right at the 1st cross street onto Waterville Rd  
1.8 mi

**Ice Age National Scenic Trail - Waterville Segment Trailhead**

(North)

Waterville Rd, Oconomowoc, WI 53066

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

## **Acknowledgment of Gift**

This is to certify that at its August 2022 meeting, the Wisconsin Natural Resources Board gratefully acknowledged a monetary gift from:

### **Ice Age Trail Alliance**

Our expression of appreciation on behalf of Wisconsin's citizens is hereby recorded in the official records of the Wisconsin Natural Resources Board. We acknowledge this generous contribution.

Wisconsin Natural Resources Board

Greg Kazmierski, Chair