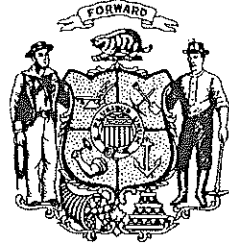


State of Wisconsin

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: April 16, 2024

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 April 16, 2024.

Please review the material and notify **Senator Marklein** or **Representative Born** no later than **Friday, May 3, 2024**, 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

Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



April 10, 2024

APR 16 2024
St. Finance

IN REPLY REFER TO: SF 50043

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

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 55 acres of land from William C. Grotjan, et. al, using funds from the Knowles-Nelson Stewardship Program. The property is located within the project boundary of the Kettle Moraine State Forest – Southern Unit (KMSF–SU) and is being acquired for an Ice Age Trail corridor within the KMSF-SU.

The purchase price of the acquisition is \$645,000.00. In addition, appraisal fees total \$9,450.00 and closing costs are estimated at \$4,128.00. The payment in lieu of taxes is estimated at \$5,684.31. Of the \$645,000.00 purchase price, \$333,333.00 will be paid with Knowles-Nelson Stewardship funds allocated to Ice Age Trail fee purchases. The remaining \$311,667.00 and fees will be paid with the regular Knowles-Nelson Stewardship allotment. There are no prohibitions of nature-based outdoor activities, as defined in s. 23.0916(1)(b), Wis. Stats.

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,

Steven Little
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
- James Jackley, Real Estate Specialist

Wisconsin Department of Natural Resources
Natural Resources Board Agenda Item

SUBJECT: Land Acquisition – Ice Age Trail corridor within the Kettle Moraine State Forest – Southern Unit - Waukesha County

FOR: April 2024 Board meeting

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

SUMMARY:

The department is requesting approval to acquire 55 acres of land located entirely within the project boundary of the Kettle Moraine State Forest – Southern Unit (KMSF-SU) in Waukesha County for the Ice Age Trail (IAT) for the appraised value of \$645,000.00 from William C. Grotjan, et al. (Grotjan family), under the authority of ss. 23.09(2)(d)1. and 10., Wis. Stats., and ss. NR 1.40(1) and (2)(a), 1.41(1)(a) and 1.42(1)(b), Wis. Admin. Code. The acquisition and closing costs will be financed with funds from the Warren Knowles-Gaylord Nelson Stewardship Program pursuant to s. 23.0917, Wis. Stats.

The subject parcel is a U-shaped parcel that abuts department-owned land to the south and east with frontage on the south side of State Highway 59 (STH 59), County Highway S (CTH S) and Antique Lane which all provide public access. Acquisition of this parcel will not only provide additional public access opportunities within the KMSF-SU, it will also provide a safer IAT route for users by moving the trail off of its current location traversing the CTH S highway right-of-way to instead follow the diverse kettle moraine topography which ranges between 680 feet and 960 feet. Several threatened and endangered plant species occur in a calciferous fen and also on the glacial hills which are dominated by old growth bur oaks. This parcel will be incorporated into the KMSF-SU and managed by department staff for oak savanna and wetland habitat with prescribed burning. With department approval, the IAT will be developed and maintained by Ice Age Trail Alliance and their local volunteer chapter members.

The Southern Unit of the Kettle Moraine State Forest was established in 1937 for the purpose of providing outdoor recreation, watershed protection, conservation education, and to demonstrate multiple use principles of forestry. The forest is located 35 miles southwest of Milwaukee and 50 miles east of Madison. It is within a one-hour drive of forty percent of the state's population and within 100 miles of five million people. The forest is consistently one of the most heavily used properties in the State with approximately 1.2 million visitors annually. Included within the KMSF-SU are two recreation areas, several campgrounds and an extensive trail system providing a variety of trail activities, including 33 miles of the IAT. The IAT was established in 1987 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 day 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 throughout Wisconsin. To date, over half of the trail has been completed in numerous segments. According to a report titled An Analysis of Ice Age Trail Users prepared by the Fiscal and Economic Research Center at the UW-Whitewater and released in 2020, the Ice Age Trail has a \$355 million annual economic impact on Wisconsin.

The property will be open to the public for all five nature-based outdoor recreational activities to include hunting, fishing, trapping, hiking and cross-country skiing consistent with state park hunting rules. The department recommends acquisition of this parcel to provide opportunities for public access and recreation, to allow for improved natural resource management, to consolidate state ownership, and to improve safety by rerouting the IAT to minimize road crossings. 1. Corrected at NRB meeting.

RECOMMENDATION: That the Board approve the acquisition of 55 acres for the Ice Age Trail within the Kettle Moraine State Forest – Southern Unit in Waukesha County from the Grotjan family for \$645,000.

LIST OF ATTACHED MATERIALS (check all that are applicable):

- [X] Background memo
[X] Maps and documents

Table with 3 columns: Approved by, Signature, Date. Rows include Terry H. Bay, Timothy C. Cooke, and Steven Little with their respective signatures and dates.

CORRESPONDENCE/MEMORANDUM

DATE: March 12, 2024 FILE REF: SF 50043

TO: Governor Tony Evers

FROM: Deputy Secretary Steven Little

SUBJECT: Proposed Land Acquisition, William C. Grotjan, et al. Tract, File # SF 50043, Option Expires July 16, 2024

1. PARCEL DESCRIPTION:

Ice Age Trail corridor within the Kettle Moraine State Forest-Southern Unit
Waukesha County

Grantor:

William C. Grotjan, et al.
Attn: Jennifer Zach
1375 Bob White Lane
Stevens Point WI 54481

Acres: 55.00Price: \$645,000.00Appraised Value: \$645,000.00Interest: Fee Title PurchaseImprovements: NoneLocation: The property is located 1.5 miles west of the Village of Eagle in Waukesha County.Land Description: The subject land is basically level to rolling. The open former agricultural land is basically level to gently rolling with the wooded areas having a more steeply rolling topography.Covertypes Breakdown:

Type	Acreage
Upland Woodland	25.00
Wetland	5.00
Wetland	10.00
Grass / Pasture	10.00
Total:	55.00

Zoning: A-2Present Use: VacantProposed Use: ResidentialTenure: over ten yearsProperty Taxes: \$1,327 est. (part of a larger parcel)Option Date: January 18, 2024

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 ~~consistent with state park hunting rules~~. Physical features of the property may not be conducive to all these activities.

2. JUSTIFICATION:

The department is requesting approval to acquire 55 acres of land located entirely within the project boundary of the Kettle Moraine State Forest – Southern Unit (KMSF-SU) in Waukesha County for the Ice Age Trail (IAT) for the appraised value of \$645,000.00 from William C. Grotjan, et al. (Grotjan family), under the authority of ss. 23.09(2)(d)1. and 10., Wis. Stats., and ss. NR 1.40(1) and (2)(a), 1.41(1)(a) and 1.42(1)(b), Wis. Admin. Code. The acquisition and closing costs will be financed with funds from the Warren Knowles-Gaylord Nelson Stewardship Program pursuant to s. 23.0917, Wis. Stats.



The subject parcel is a U-shaped parcel that abuts department-owned land to the south and east with frontage on the south side of State Highway 59 (STH 59), County Highway S (CTH S) and Antique Lane which all provide public access. Acquisition of this parcel will not only provide additional public access opportunities within the KMSF-SU, it will also provide a safer IAT route for users by moving the trail off of its current location traversing the CTH S highway right-of-way to instead follow the diverse kettle moraine topography which ranges between 680 feet and 960 feet. Several threatened and endangered plant species occur in a calciferous fen and also on the glacial hills which are dominated by old growth bur oaks. This parcel will be incorporated into the KMSF-SU and managed by department staff for oak savanna and wetland habitat with prescribed burning. With department approval, the IAT will be developed and maintained by Ice Age Trail Alliance and their local volunteer chapter members.

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The IAT was established in 1987 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 day 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 throughout Wisconsin. To date, over half of the trail has been completed in numerous segments. According to a report titled An Analysis of Ice Age Trail Users prepared by the Fiscal and Economic Research Center at the UW-Whitewater and released in 2020, the Ice Age Trail has a \$355 million annual economic impact on Wisconsin.

The property will be open to the public for all five nature-based outdoor recreational activities to include hunting, fishing, trapping, hiking and cross-country skiing ~~consistent with state park hunting rules~~. The department recommends acquisition of this parcel to provide opportunities for public access and recreation, to allow for improved natural resource management, to consolidate state ownership, and to improve safety by rerouting the IAT to minimize road crossings.

3. LAND MANAGEMENT:

This parcel complements and will be managed as part of the KMSF-SU for oak savanna and wetland habitat, except the portion that will be developed with the Ice Age Trail. With appropriate approvals, the IAT will be designed and constructed by Ice Age Trail Alliance (IATA) staff and volunteers. Volunteers with the Waukesha/Milwaukee County Chapter of the IATA will maintain the trail. The parcel has several rare and endangered species on it with little invasive species; prescribed burning will be the main management activity on the remainder of the subject property.

4. FINANCING:

The acquisition and closing costs 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 with \$333,333.00 to fee and \$666,667.00 to easement acquisitions. Of the remaining \$5,000,000, \$1,666,667.00 is allocated to fee acquisitions.

Funds allotted to program:	Balance before this transaction:	Balance after this transaction:
\$333,333.00	\$333,333.00	\$0.00
Funds allotted to program:	Balance before this transaction:	Balance after this transaction:
\$1,666,667.00	\$1,397,667.00	\$1,085,994.00

5. ACQUISITION STATUS OF THE KETTLE MORAIN STATE FOREST-SOUTHERN UNIT:

Established: 1936

Acres Purchased to Date: 21,478.48

Acquisition Goal: 29,185.00

Percent Complete: 73.59 %

Cost to Date: \$33,624,130.12

6. APPRAISAL 1:

Appraiser: Steven Vitale

Valuation Date: October 30, 2023

Appraised Value: \$645,000.00

Highest and Best Use: large residential estate

Allocation of Values:

- a. land: 55.00 acres @ \$11,727.27 per acre: \$645,000.00
- b. market data approach used, six comparable sales cited
- c. adjusted value range: \$11,000.00 - \$15,383.00 per acre

APPRAISAL 2:

Appraiser: David Steiro

Valuation Date: November 9, 2023

Appraised Value: \$671,500.00

Highest and Best Use: large residential estate

Allocation of Values:

- a. land: 55 acres @ \$12,209.09 per acre: \$671,500.00
- b. market data approach used, four comparable sales cited
- c. adjusted value range: \$11,276.00 - \$14,369.00 per acre

REVIEWED BY:

DocuSigned by:
Diane L. Milligan
E031E75D4B9C438...

3/12/2024 | 1:35 PM CDT

Diane L. Milligan, Bureau of Legal Services

Date

RECOMMENDED:

DocuSigned by:
Terry H. Bay
F21082F90846464...

3/12/2024 | 5:00 PM CDT

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

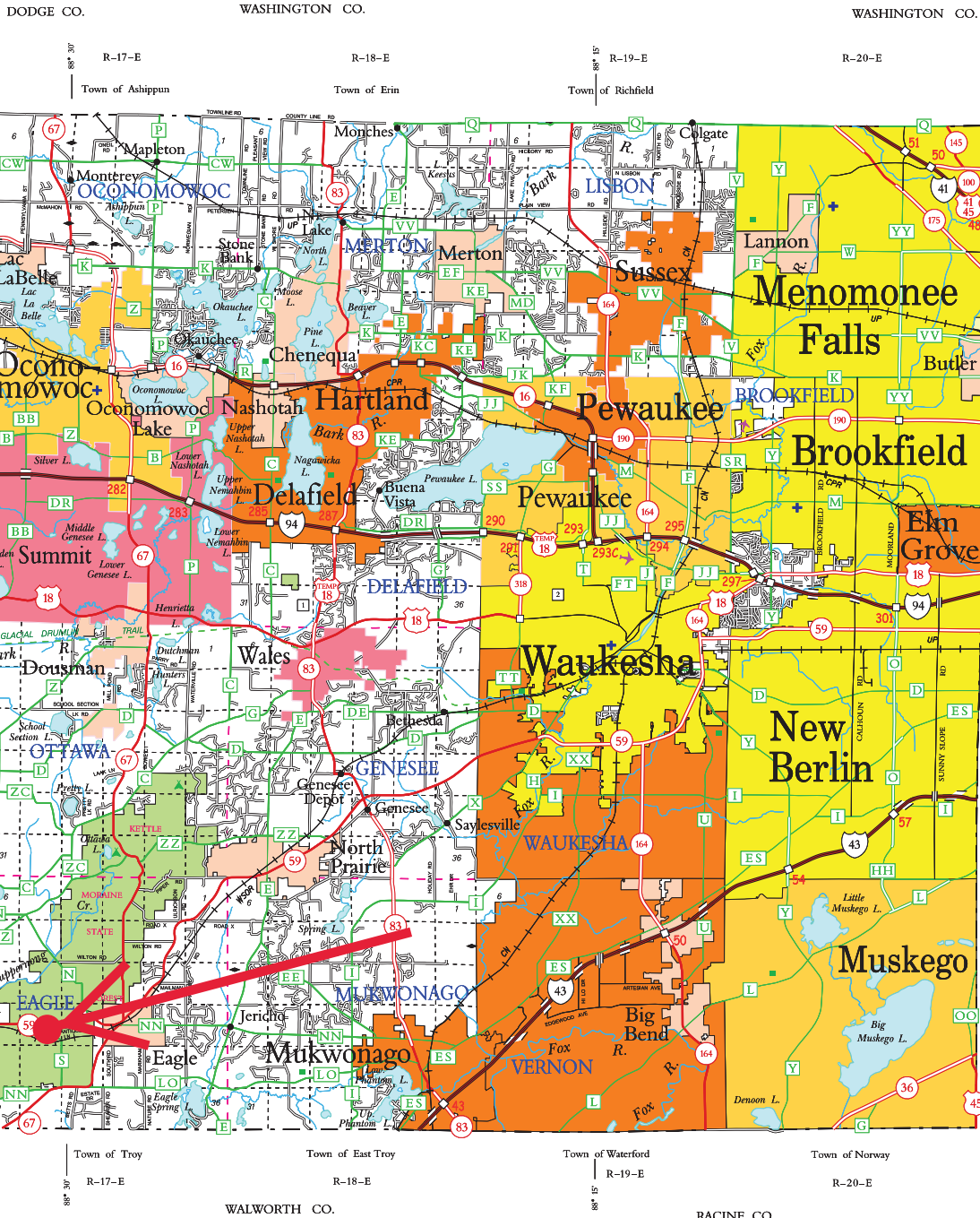
Date

DocuSigned by:
Timothy C. Cooke
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3/13/2024 | 8:39 AM CDT

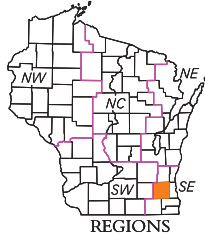
Timothy C. Cooke, Internal Services Division Administrator

Date



LEGEND

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

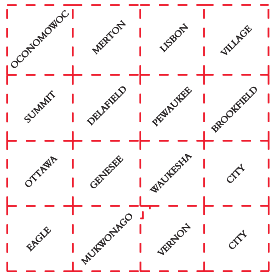


REGIONS

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

CIVIL TOWNS



For boundaries of public hunting and fishing grounds please contact the Department of Natural Resources
 * Public hunting and fishing grounds not shown within Kettle Moraine State Forest

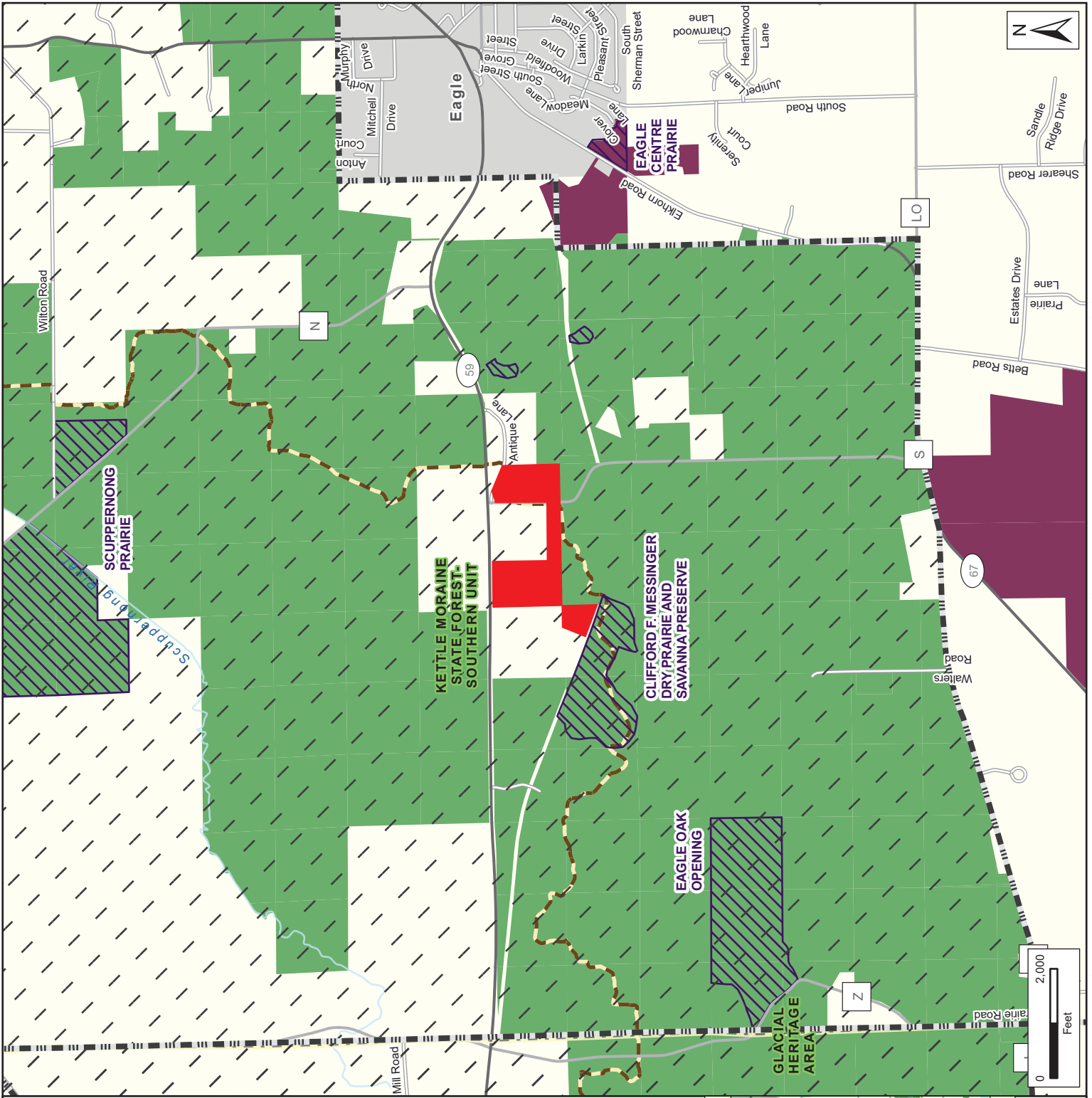
MILES OF HIGHWAY
as of Dec. 31, 2019

STATE	217
COUNTY	406
LOCAL ROADS	2487
OTHER ROADS	0
TOTAL FOR COUNTY	3100

Land Area (2010 Census) 550 sq mi
 Population (2010 Census) 389,891
 County Seat Waukesha

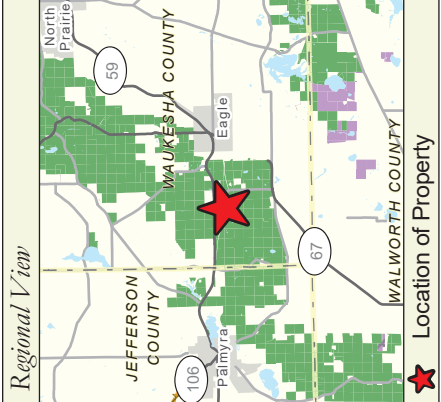
WAUKESHA CO.

DEPARTMENT OF TRANSPORTATION
 Madison, Wisconsin
 SCALE 0 1 2 MILES
 Corrected for
 JAN. 2021
 Base compiled from U.S.G.S. Quadrangles
 1:100,000 Series



NRB Item:
William C. Grojjan,
et al. - Fee
 Kettle Moraine State Forest
 - Southern Unit
 T5N R17E, Sec. 20
 Town of Eagle Waukesha
 County

Subject
 SF 50043



Location of Property

WISCONSIN DEPARTMENT
 OF NATURAL RESOURCES
 Bureau of Facilities of Lands
 Map Created: Feb 05, 2024 /ec

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, completeness, or legality of the information depicted on this map.







NRB Item: William C. Grotjan, et al. -- Fee

T5N R17E, Sec. 20, Town of Eagle, Waukesha County



Kettle Moraine State Forest - Southern Unit

 Subject

-  Original Pre-2013 Project Boundary - Not Subject to JFC Review
-  Section Boundary
-  QQ Section Boundary
-  Ice Age Trail
-  State Natural Area
-  DNR Fee Title



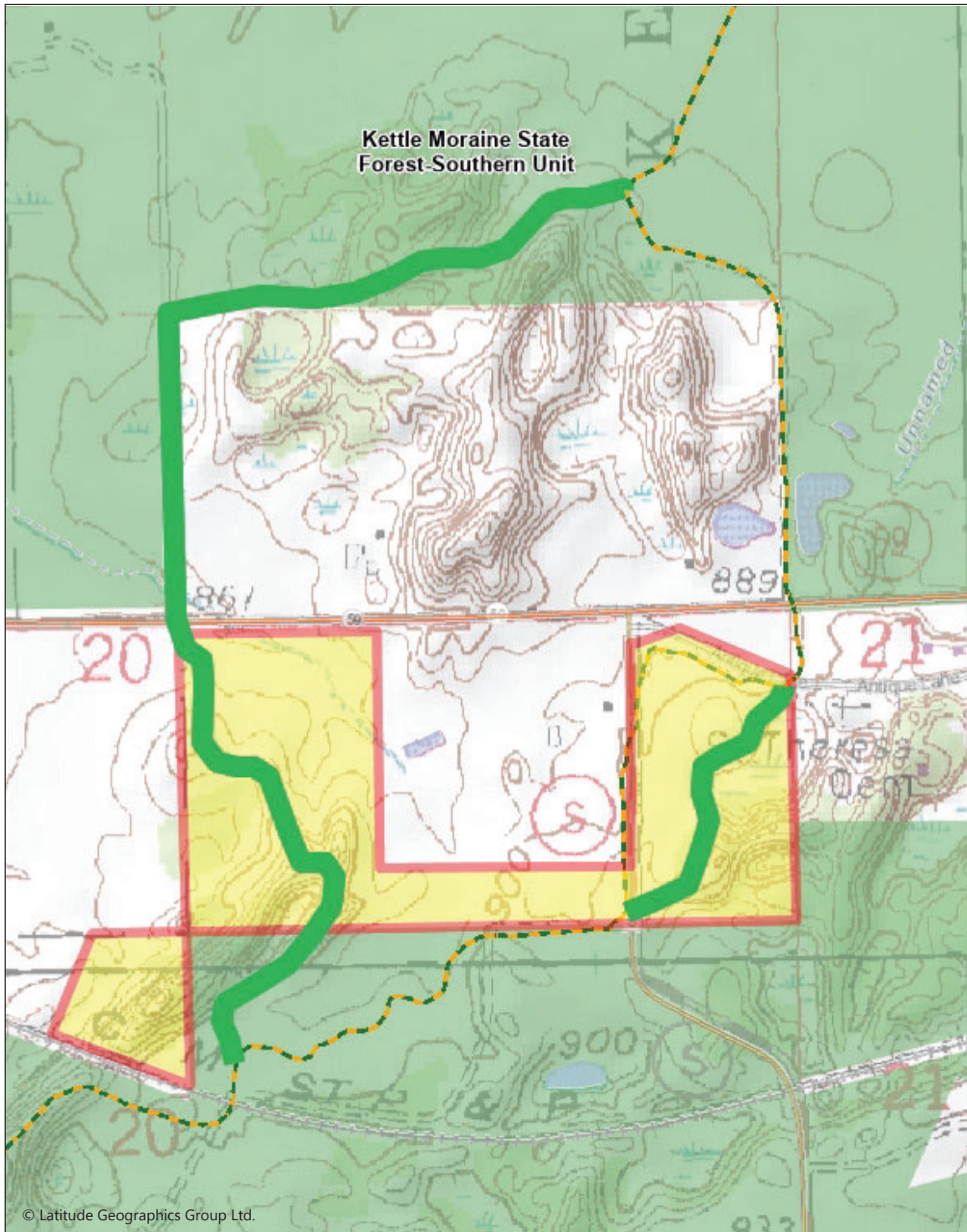
Feb 05, 2024 lec

Real Estate Section
Bureau of Facilities and Lands

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.



Conceptual Ice Age Trail Reroutes



© Latitude Geographics Group Ltd.



1:7,920



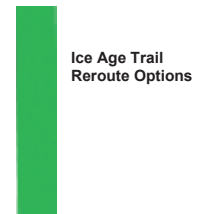
Projection: NAD_1983_HARN_Wisconsin_TM

Map created: 3/8/2024

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Map Features

- State Trail
- Ice Age Trail
- North Country Scenic Trail
- DNR Owned (By Property)**
 - Open to All Activities
 - Open to Hike and Fish, No H
 - Open to Hike, Hunt/Trap, No
 - Open to All, No Trapping
 - Open for Game Activities On
 - Open to Hike Only
- DNR Easement (By Prop)**
 - Open to All Activities
 - Open to Hike and Fish, No H
 - Open to Hike and Hunt/Trap,
 - Open to All, No Trapping
 - Open to Game Fish and Hun
 - Open to Game Fish and Hun
 - Open to Hunt/Trap, No Hike
 - Open to Game Hunt Only
 - Open to Hike Only
- DNR Leased Land (By Pr)**
 - Open to Game Fish and Hun
 - Open to Hiking and Fishing
 - Open to All Activities



Ice Age Trail Reroute Options

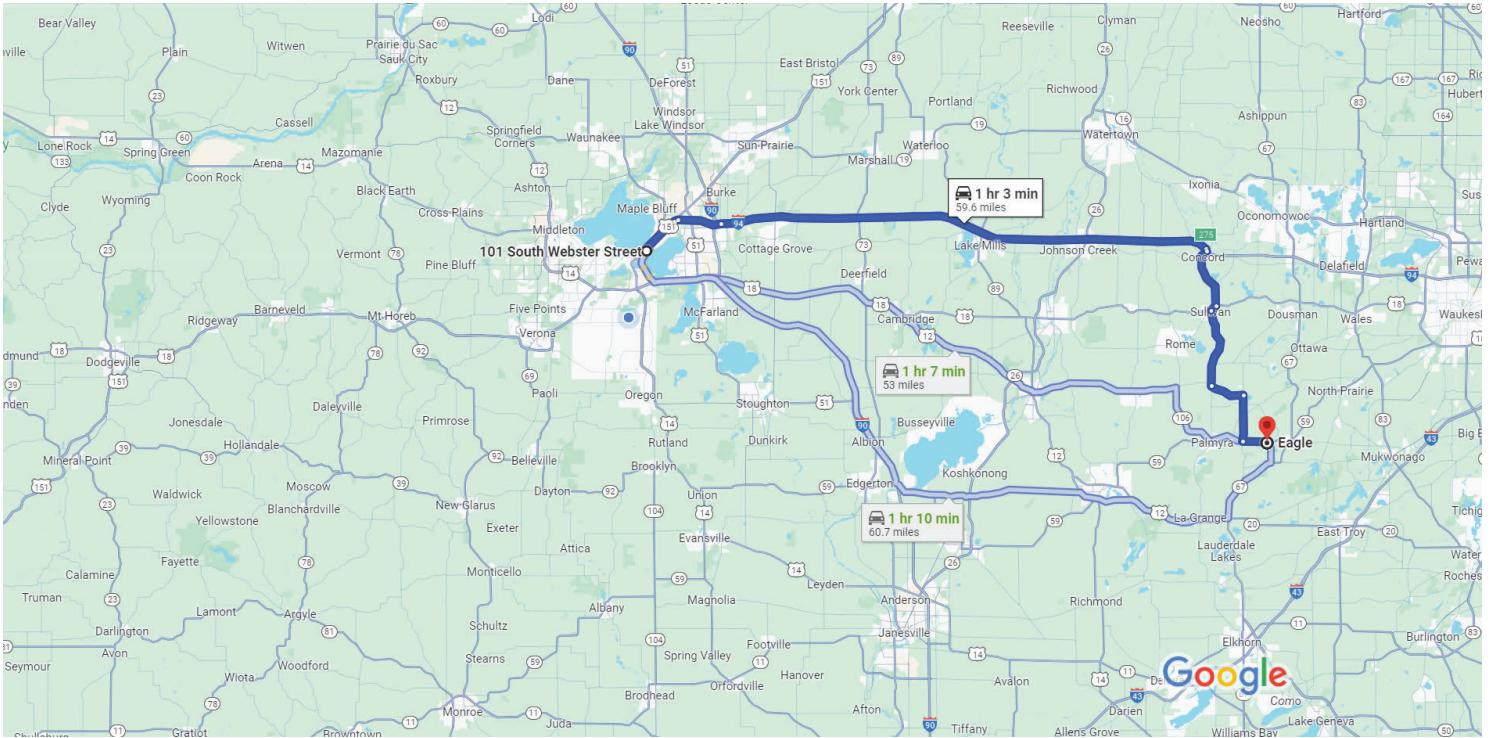
Notes

The Grotjan acquisition makes possible either a western or eastern reroute depending on Ice Age Trail Alliance and Natural Heritage Conservation input.



101 S Webster St, Madison, WI 53703 to Eagle, Wisconsin

Drive 59.6 miles, 1 hr 3 min



Map data ©2024 Google 5 mi

101 S Webster St
Madison, WI 53703

Take E Washington Ave to WI-30 E. Take the WI-30 E exit from E Washington Ave

- 10 min (3.3 mi)
- ↑ 1. Head northwest on S Webster St toward E Main St
- 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. Take the WI-30 E exit toward I-90/I-94
- 0.2 mi

Follow I-94 E to County Rd F in Concord. Take exit 275 from I-94 E

- 33 min (38.3 mi)
- ↑ 4. Continue onto WI-30 E
- 3.2 mi
- ⤴ 5. Merge onto I-94 E
- 34.9 mi

- 6. Take exit 275 toward Sullivan
0.2 mi

Continue on County Rd F. Take County Rd E and Co Rd Z/County Trunk Hwy Z to WI-59 E in Eagle

- 23 min (18.1 mi)
- 7. Merge onto County Rd F
4.4 mi
- 8. Turn right onto Main St
0.5 mi
- 9. Turn left onto County Rd E/Palmyra St
i Continue to follow County Rd E
5.7 mi
- 10. Turn left onto County Rd CI
2.4 mi
- 11. Turn right onto Co Rd Z/County Trunk Hwy Z
3.3 mi
- 12. Turn left onto WI-59 E
1.7 mi

Eagle
Wisconsin