

Wisconsin Department of Natural Resources  
**Natural Resources Board Agenda Item**

**SUBJECT: Land Acquisition & Partial Donation -- Ice Age Trail & Glacial Drumlin State Trail, Waukesha County.**

**FOR: JUNE 2021 BOARD MEETING**

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

**SUMMARY:**

The department is recommending acquisition and acceptance of a partial donation of 1.6 acres of land for the Ice Age and Glacial Drumlin State Trails in Waukesha County. This item is being submitted under the authority of s. 23.09(2)(d)10. and 12., Wis. Stats., and NR 1.40(1) and 1.41(1)(a) and (e), Wis. Admin. Code.

The acquisition and partial donation of 1.6 acres from Jones Road LLC falls within the project boundary of the Ice Age Trail and abuts the Glacial Drumlin State Trail. The subject parcel appraised at \$245,000. Seller, Jones Road LLC, has agreed to accept \$200,000 from the department and provide a donation of \$45,000.00 in land value for the remainder of the value. The acquisition will be financed with funds from the Warren Knowles-Gaylord Nelson Stewardship Program pursuant to s. 23.0917, Wis. Stats.

The parcel is irregular-shaped, has frontage on Jones Road, and would be used to develop a trailhead parking lot facility in the Town of Genesee, one mile west of the Village of Wales. The subject parcel also borders the 52-mile long Glacial Drumlin State Trail (GDST). Both trails are heavily used by the public due to the location near significant population centers (Waukesha and Milwaukee). This location is a heavily-used trail access point. Problematic unsafe, illegal parking by trail users along US Highway (USH) 18 at this location would be eliminated with the construction of a trailhead parking lot. The IAT in this area has been developed through the 1,056-acre Kettle Moraine State Forest-Lapham Peak Unit (KMSF-LPU), which is located one mile to the north of the subject property and includes 17 miles of trails. The estimated cost of building the trail head parking lot is \$22,000. Program development funding is anticipated to be used to fund this development cost.

In 1987, the Wisconsin Legislature 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 throughout Wisconsin. To date, about half of the trail has been completed in numerous segments.

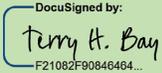
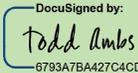
The trailhead parking lot has the support of the Town of Genesee and WI-Department of Transportation (WisDOT) due to unsafe parking concerns along USH 18. WisDOT is currently staging for a highway improvement project at this location and may assist with the development of potentially a 40-car parking lot. The trailhead parking lot would be accessed from Jones Road, which is a signalized intersection. Staff from the KMSF-LPU would manage this parcel and the parking lot located on it.

Acceptance of the partial donation and acquisition of the subject parcel would enhance the recreational use and safety of users for both the Ice Age State and National Scenic Trail and Glacial Drumlin State Trail.

**RECOMMENDATION:** That the Board approve the acquisition of 1.60 acres from Jones Road LLC for the Ice Age Trail and the Glacial Drumlin State Trail for \$200,000; that the board accept the partial donation of land value; that a certificate of appreciation be sent to the donors; and that an expression of appreciation be made a part of the official records of the Natural Resources Board.

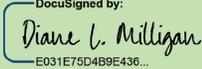
**LIST OF ATTACHED MATERIALS (Check all that are applicable):**

- Background Memo
- Maps and Documents

Approved By	Signature	Date
Terry H. Bay Bureau Director	 DocuSigned by: Terry H. Bay F21082F90846464...	6/7/2021   9:45 AM CDT
Timothy C. Cooke Internal Services Division Administrator	 DocuSigned by: Timothy C. Cooke D792C5F7A747460...	6/9/2021   10:31 AM CDT
Preston D. Cole, Secretary	 DocuSigned by: Todd Ambs 6793A7BA427C4CD...	6/9/2021   12:23 PM CDT

By: Todd L. Ambs

Form 1100-001N (Rev. 09/14)  
 Natural Resources Board Agenda Item

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		6/4/2021   2:51 PM CDT	
<b>Other reviewers</b> N/A			

## CORRESPONDENCE/MEMORANDUM

DATE: June 4, 2021 FILE REF: PR 40263

TO: Governor Tony Evers

FROM: Secretary Preston D. Cole

SUBJECT: Proposed Land Acquisition, Jones Road LLC Tract, File # PR 40263,  
Option Expires November 20, 2021

1. PARCEL DESCRIPTION:

Ice Age Trail and Glacial Drumlin State Trail  
Waukesha County

Grantor:

Jones Road LLC  
Attn: Devin Wolf  
514 Wells St., Ste 1-W  
Delafield WI 53018

Acres: 1.60Price: \$200,000.00Appraised Value: \$245,00.00Interest: Fee Title PurchaseImprovements: NoneLocation: The property is located one mile west of the Village of Wales in Waukesha County.Land Description: The subject land is basically level with an area on the east and south boundary sloping down to the abutting Scuppernong Creek shoreline.Covertypes Breakdown:

Type	Acreage
Urban / Developed	1.60
Total:	1.60

Zoning: M-1, Light Industrial District with an Environmental Corridor Overlay that parallels the creek shorelinePresent Use: Vacant site in a light industrial areaProposed Use: Public recreation – trail head and parking lotTenure: Four yearsProperty Taxes: \$459.34Option Date: May 25, 2021Stewardship 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. Physical features of the property may not be conducive to all these activities.2. JUSTIFICATION:

The department is recommending acquisition and acceptance of a partial donation of 1.6 acres of land for the Ice Age and Glacial Drumlin State Trails in Waukesha County. This item is being submitted under the authority of s. 23.09(2)(d)10. and 12., Wis. Stats., and NR 1.40(1) and 1.41(1)(a) and (e), Wis. Admin. Code.

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3. LAND MANAGEMENT:

This would be a trailhead parking lot for both the Glacial Drumlin State Trail and the Ice Age Trail just off of US Highway 18 and will be managed by the nearby Lapham Peak Unit of the Kettle Moraine State Forest.

4. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance before this transaction:	Balance after this transaction:
\$1,000,000.00	\$1,000,000.00	\$800,000.00

5. ACQUISITION STATUS OF THE ICE AGE TRAIL:

Established: 1988  
Acres Purchased to Date: 7,949.15  
Acquisition Goal: 9,673.00  
Percent Complete: 82.18 %  
Cost to Date: \$26,196,828.67

6. APPRAISAL:

Appraiser: Steven Vitale  
Valuation Date: April 7, 2021  
Appraised Value: \$245,000.00  
Highest and Best Use: Light industrial or low-traffic commercial

Allocation of Values:

- a. land: 1.60 acres @ \$153,125.00 per acre: \$245,000.00
- b. market data approach used, five comparable sales cited
- c. adjusted value range: \$53,143.20 to \$189,921.60 per acre

RECOMMENDED:

DocuSigned by:

*Terry H. Bay*  
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6/7/2021 | 9:45 AM CDT

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

Date

DocuSigned by:

*Diane L. Milligan*  
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6/4/2021 | 2:51 PM CDT

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Diane L. Milligan, Bureau of Legal Services

Date

DocuSigned by:

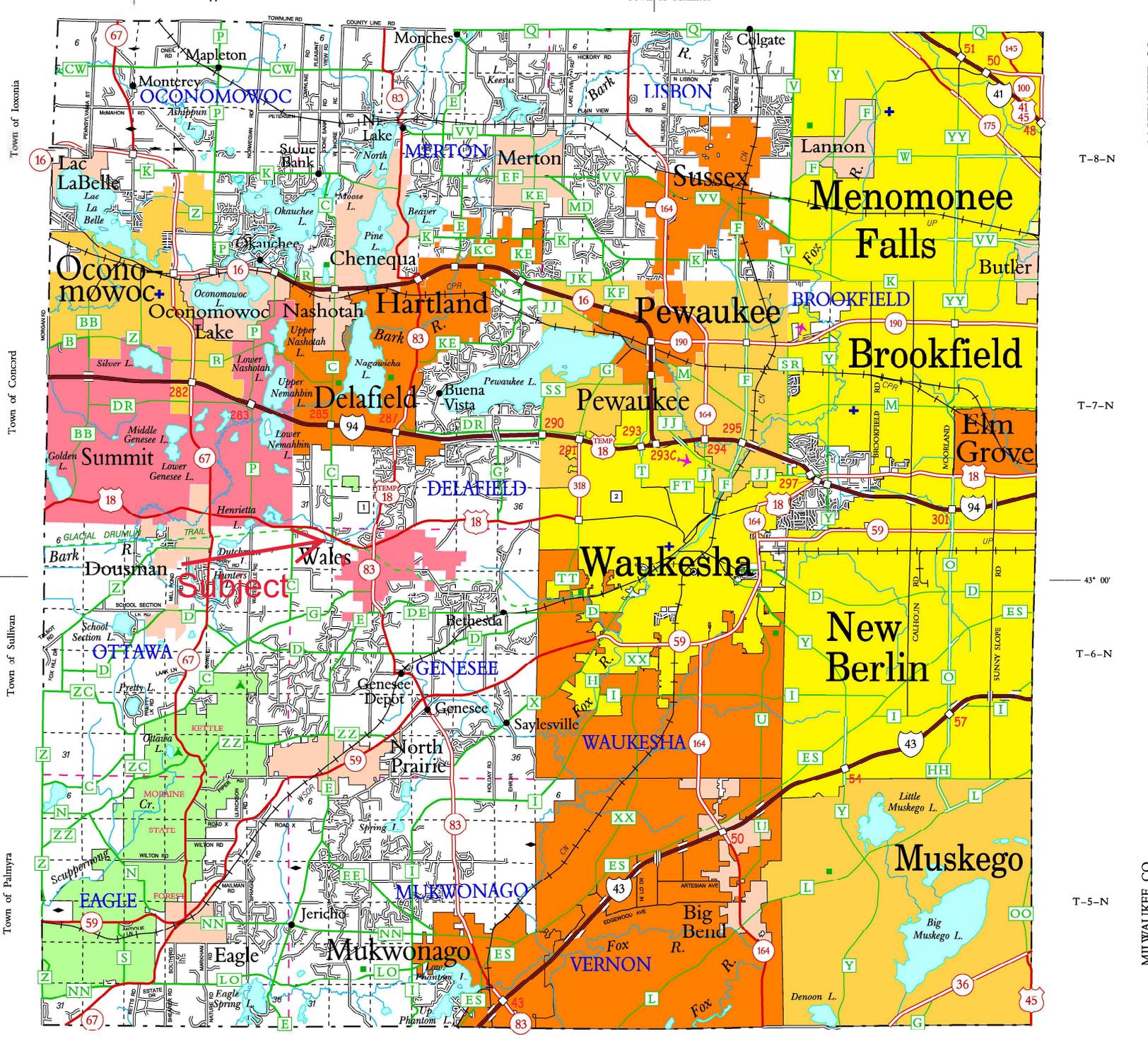
*Timothy C. Cooke*  
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6/9/2021 | 10:31 AM CDT

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Timothy C. Cooke, Internal Services Division Administrator

Date

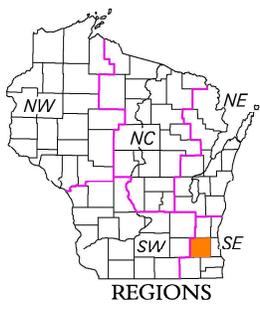


Town of Troy R-17-E  
 Town of East Troy R-18-E  
 Town of Watford R-19-E  
 Town of Norway R-20-E

WALWORTH CO. RACINE CO.

**LEGEND**

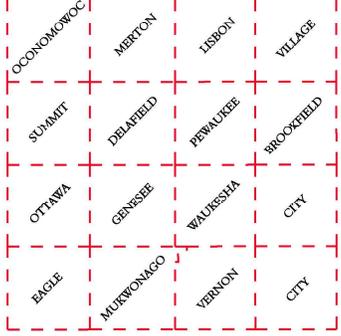
- Dam
- Hospital
- Airport
- County Seat
- Incorporated Village
- Fish Hatchery
- Game Farm
- Public Hunt or Fish Grds.
- Public Camp & Picnic Grds.
- Ranger Station
- State Park
- County Park
- Highway Letter
- Rest Area
- Dam
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- Public Camp & Picnic Grds.
- Ranger Station
- State Park
- County Park
- Highway Letter
- Rest Area



**SECTION NUMBERING OF A TOWNSHIP**

6	5	4	3	2	1
7	8	9	10	11	12

**CIVIL TOWNS**



MILES OF HIGHWAY as of Dec. 31, 2019

STATE.....

COUNTY.....

LOCAL ROADS.....

OTHER ROADS.....

TOTAL FOR COUNTY.....

Land Area (2010 Census) ..... 550

Population (2010 Census) .....

County Seat .....

**WAUKESHA**

DEPARTMENT OF TRANSPORTATION  
 Madison, Wisconsin

For boundaries of public hunting and fishing grounds

# NRB Item: Jones Road LLC -- Fee

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Ice Age Trail

T6N R18E, Sec. 5  
Town of Genesee  
Waukesha County

 Subject

WM 60742

-  Current DNR Project Boundary
-  DNR Fee Title
-  State Trail Network Project Boundary (approx. location)
-  State Recreation Trail
-  Ice Age Trail

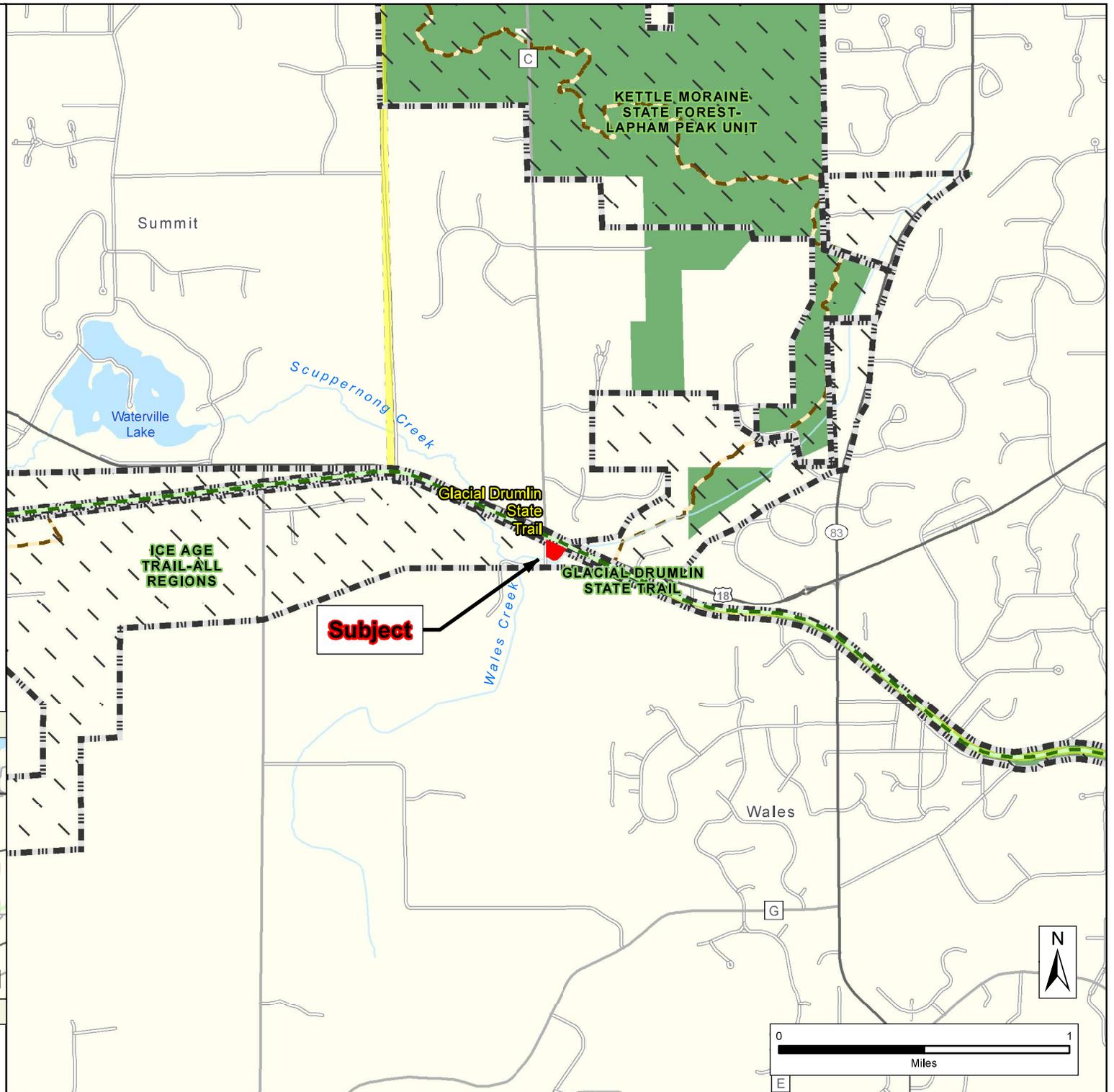
### Regional View



 Location of Property

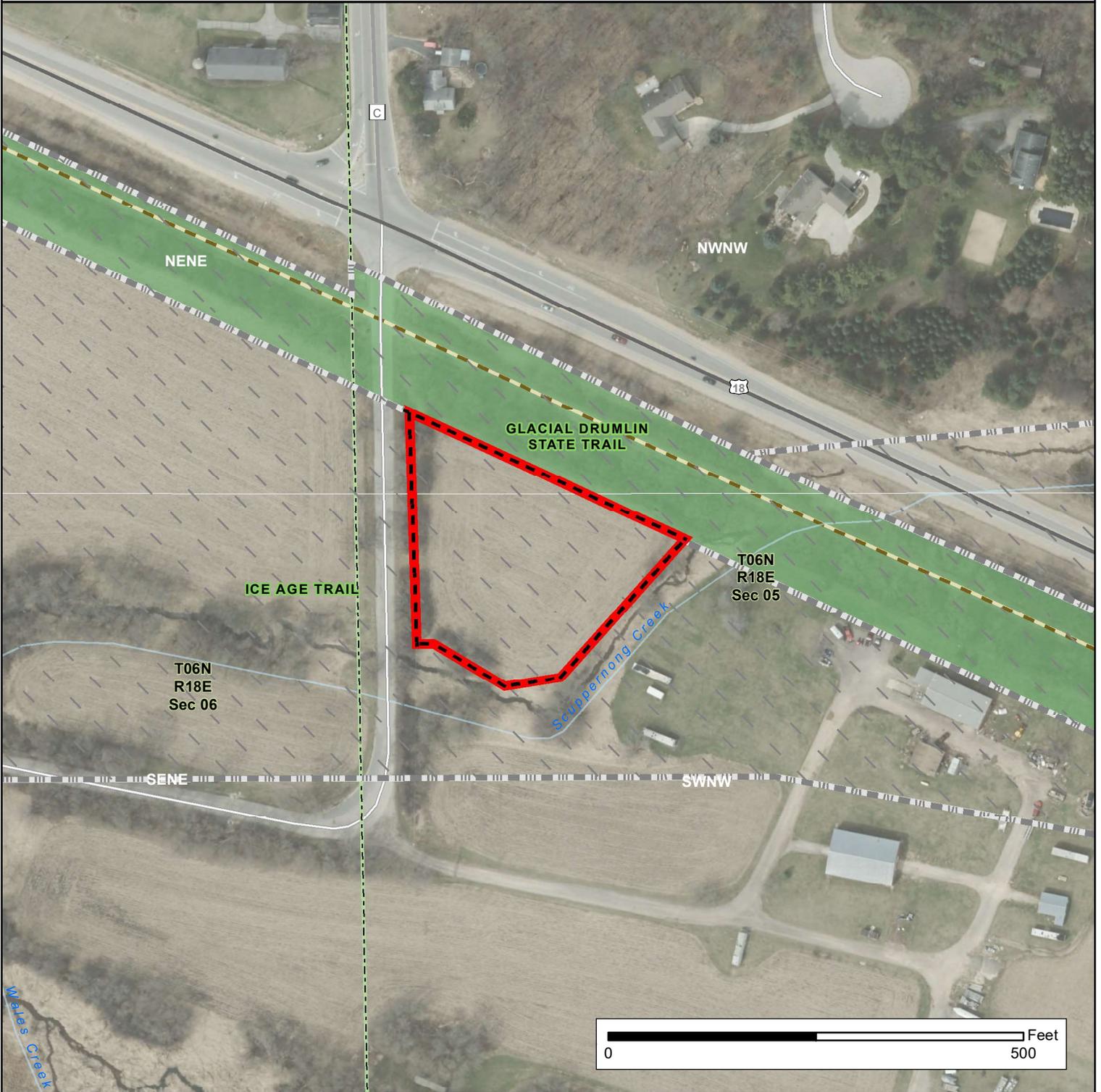


WISCONSIN DEPARTMENT  
OF NATURAL RESOURCES  
Bureau of Facilities of Lands  
Map Created: Jun 01, 2021 jst



# NRB Item: Jones Road LLC -- Fee

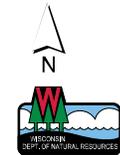
T6N R18E, Sec. 5, Town of Genesee, Waukesha County



**Ice Age Trail**

 **Subject**

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



Jun 01, 2021 jst

Real Estate Section  
Bureau of Facilities and Lands

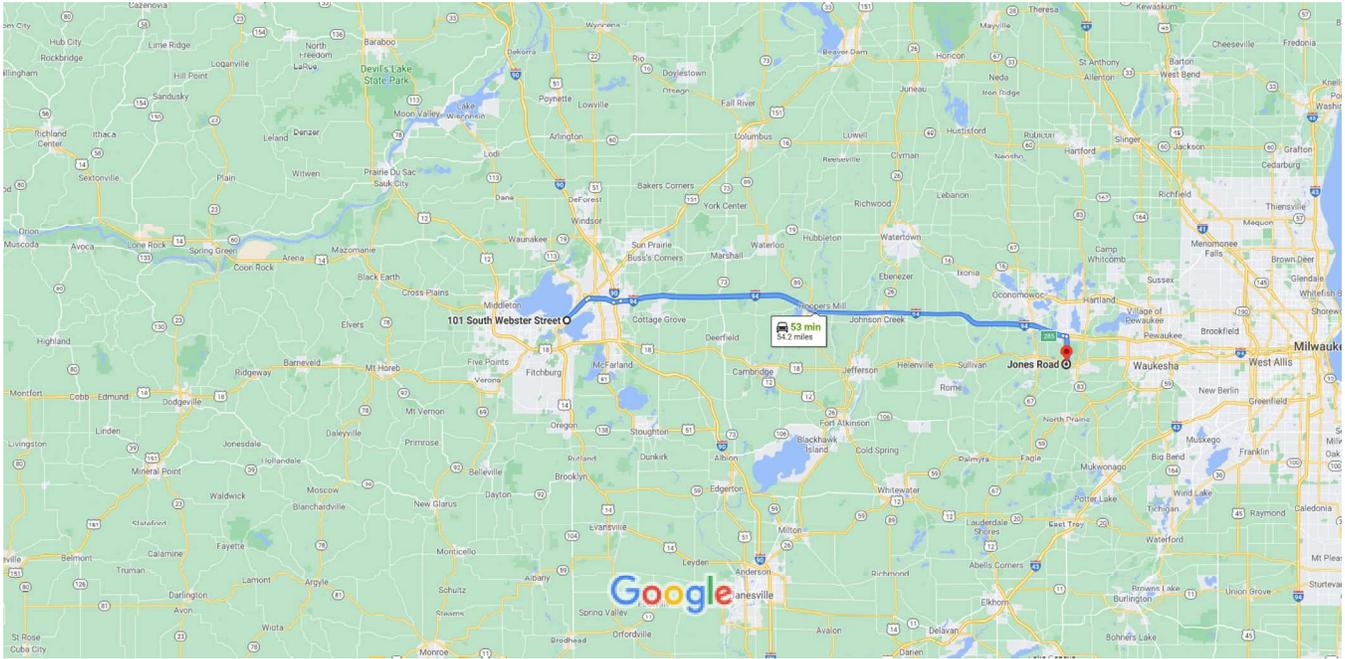
The data shown on this map have been obtained from various sources, and are of varying age, reliability and resolution. This map is not intended to be used for navigation, nor is this map an authoritative source of information about legal land ownership or public access. Users of this map should confirm 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.



101 South Webster Street, Madison, WI to Jones Rd, Genesee, WI  
Drive 54.2 miles, 53 min

Cancel

Print



Map data ©2021 Google 5 mi

101 S Webster St  
Madison, WI 53703

Get on WI-30 E

- 9 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. Use the right lane to take the WI-30 E ramp to I-90/I-94  
0.2 mi

Follow I-94 E to County Rd C/Genesee Street in Delafield.  
Take exit 285 from I-94 E

- 42 min (48.0 mi)  
4. Continue onto WI-30 E  
2.5 mi

- 5. Keep right to stay on WI-30 E  
0.7 mi
- 6. Merge onto I-94 E  
44.5 mi
- 7. Take exit 285 for County Rd C toward Delafield  
0.4 mi

#### Follow County Rd C to Jones Rd in Genesee

- 4 min (2.9 mi)
- 8. Turn right onto County Rd C/Genesee Street  
[Continue to follow County Rd C](#)  
2.6 mi
- 9. Continue straight onto Jones Rd  
0.3 mi

## Jones Rd

Genesee, WI

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.