

**SUBJECT: LAND ACQUISITION – GLACIAL DRUMLIN STATE TRAIL – DANE COUNTY**

**FOR: JUNE 2009 BOARD MEETING**

**TO BE PRESENTED BY:** Richard Steffes

**SUMMARY:** The Department has obtained an option to purchase 29.2 acres of land from Michael Pfefferle for \$175,200 for the Glacial Drumlin State Trail in Dane County. The item is being submitted because the purchase price exceeds \$150,000.

The parcel will provide an additional 700 feet of trail connection. This parcel will act as one of the links needed to connect the Glacial Drumlin State Trail with the Capital City State Trail, which runs through Madison and connects with the Military Ridge State Trail. This parcel is one of several needed for a continuous trail from Milwaukee to Dodgeville. Two additional parcels are needed in the area between Cottage Grove and Madison. A few parcels are needed at Jefferson.

The Glacial Drumlin State Trail opened to the public in 1987 and serves approximately 200,000 bikers, hikers, cross-country skiers, and snowmobiles each year. The trail follows an abandoned railroad grade from Waukesha and it currently ends in Cottage Grove because the railroad corridor to Madison is still active.

In 1998, the Department entered into a partnership agreement with the City of Madison, Dane County and the City of Fitchburg for the development of the Capital City Trail. Under this agreement, the Department is responsible for completing the Glacial Drumlin State Trail between Cottage Grove and Madison. This four-mile gap will be purchased, developed and operated by the Department of Natural Resources. The cities and county will develop the Capital City State Trail between the Glacial Drumlin and Military Ridge State Trails. The gap between Cottage Grove and Madison is the last remaining gap in this trail system.

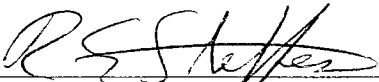
The land is primarily wetland and will be managed for open space and wildlife habitat along with adjoining county land.

**RECOMMENDATION:** That the Board approve the purchase of 29.2 acres of land for \$175,200 for the Glacial Drumlin State Trail in Dane County.


**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

6-1-09  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Administrator, Laurie Osterndorf - AD/8

6/3/09  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Secretary, Matthew J. Frank - AD/8

6-5-09  
\_\_\_\_\_  
Date

- cc: S. Miller – LF/6
- R. Steffes – LF/6
- L. Ross – AD/8
- D. Schuller – PR/6
- L. Eagan – SCR/Fitchburg



## CORRESPONDENCE/MEMORANDUM

DATE: June 1, 2009  
 TO: Governor Doyle  
 FROM: Matthew J. Frank  
 SUBJECT: Proposed Land Acquisition, Michael Pfefferle Tract, File # PR 40055,  
 Option Expires July 10, 2009

FILE REF: PR 40055

1. PARCEL DESCRIPTION:

Glacial Drumlin State Trail  
 Dane County

Grantor:

Michael Pfefferle  
 4028 Underdahl Road  
 Madison, WI 53718

Acres: 29.2Price: \$175,200Appraised Value: \$175,200Interest: Fee title purchaseImprovements: NoneLocation: The property is located about one mile east of Madison in the Town of Blooming Grove.Land Description: The land is levelCovertypes Breakdown:

Type:

Acreage:

Wetland

29.2

Zoning: AgriculturePresent Use: RecreationProposed Use: Scenic Protection and Public RecreationTenure: 5 yearsProperty Taxes: \$123.91Option Date: May 11, 2009Stewardship Land Access: This property will be open to the public for nature-based outdoor recreational activities to include hiking, biking, snowmobiling, and cross-country skiing.2. JUSTIFICATION:

The Pfefferle parcel of 29.2 acres is recommended for purchase as part of the Glacial Drumlin State Trail. The parcel will provide an additional 700 feet of trail connection. The landowner would not sell a smaller parcel. This parcel will act as one of the links needed to connect the Glacial Drumlin State Trail with the Capital City State Trail, which runs through Madison and connects with the Military Ridge State Trail. This parcel is one of several needed for a continuous trail from Milwaukee to Dodgeville.

The Glacial Drumlin State Trail opened to the public in 1987 and serves approximately 200,000 bikers, hikers, cross-country skiers, and snowmobiles each year. The trail follows an abandoned railroad grade from Waukesha and it currently ends in Cottage Grove because the railroad corridor to Madison is still active.

In 1998, the Department entered into a partnership agreement with the City of Madison, Dane County and the City of Fitchburg for the development of the Capital City Trail. Under this agreement, the Department is responsible for completing the Glacial Drumlin State Trail between Cottage Grove and Madison. This



four-mile gap will be purchased, developed and operated by the Department of Natural Resources. The cities and county will develop the Capital City State Trail between the Glacial Drumlin and Military Ridge State Trails.

The trail, when developed in this area, will switch back from north to south of and parallel with the active railroad corridor. The crossings will be at town road crossings. Two privately owned parcels remain in this area. Due to wetland soils, the trail may be developed using a floating boardwalk. The extra land on the Pfefferle parcel will provide area for wildlife habitat along with two adjoining Dane County owned parcels.

The Department recommends the acquisition of the Pfefferle parcel to connect the Glacial Drumlin State Trail to the Capital City Trail in Madison and also for public recreational use. The trail provides recreational opportunities in a heavily populated area of the state.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$2,500,000	\$598,905

4. ACQUISITION STATUS OF THE GLACIAL DRUMLIN STATE TRAIL:

Established: 1984  
Acres Purchased to Date: 690.49  
Acquisition Goal: 775.00  
Percent Complete: 89.10%  
Cost to Date: \$1,436,439.86

5. APPRAISAL:

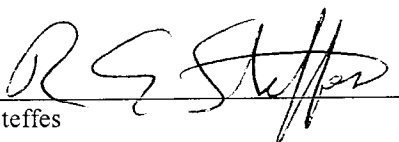
Appraiser: Karen Scott  
Valuation Date: July 16, 2008  
Appraised Value: \$175,200.00  
Highest and Best Use: Recreation, Open Space Conservation, and Buffer

Allocation of Values:

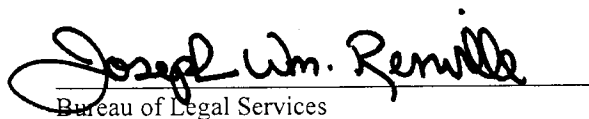
- a. land: 29.2 acres @ \$6,000 per acre: \$175,200.00
- b. market data approach used, four comparable sales cited
- c. adjusted value range: \$5,497 to \$10,082 per acre

Appraisal Review: Greg Delwiche - October 29, 2008

RECOMMENDED:

  
 Richard E. Steffes

6-1-09  
 Date

  
 Bureau of Legal Services

6/2/09  
 Date

  
 Laurie Osterndorf

6/3/09  
 Date



