

From: [Stouder, Heather](#)
To: [Prusak, Sydney](#)
Cc: [Grady, Brian](#); [Parks, Timothy](#)
Subject: FW: Purchase and Sale Agreement - Dykman Property Item #4 Finance Comm. Meeting 7/30/18
Date: Monday, July 30, 2018 3:43:29 PM
Attachments: [Ice Age Trail Dykman EMK.pdf](#)

Sydney-

Can you please add the e-mail below and the attachment to the late items for Plan Commission this evening (Item #3)?

Thank you very much!

Heather

From: Knepp, Eric
Sent: Monday, July 30, 2018 12:34 AM
To: AutoLogon; AutoLogon; AutoLogon; AutoLogon; AutoLogon; AutoLogon
Cc: AutoLogon; AutoLogon; AutoLogon; AutoLogon; AutoLogon; AutoLogon; AutoLogon; AutoLogon
Subject: Purchase and Sale Agreement - Dykman Property Item #4 Finance Comm. Meeting 7/30/18

Greetings Finance Committee:

I am writing to provide supplementary information related to Item #4 on the 7/30 meeting agenda. This item is [Legistar #52532](#) and amends the Parks Division's Capital Budget and authorizes the PSA between the City and Charles P. and Bonnie Dykman for the purchase of 40 acres of vacant land.

Kay Rutledge has worked for over a year on this acquisition and has developed a relationship with the sellers that has allowed us to get to this point where they are willing to sell to us instead of other options they have. They are not interested in partial sale of the property.

First, this acquisition protects the Ice Age Trail corridor and essentially sets its course for this important part of the trail. This is important, because without securing this property that is currently in the Town, we have no control over what happens here. In fact, some plans from the City of Verona have shown development on this parcel. I cannot overstate how bad it would be for the City of Madison and its residents (not to mention all Wisconsinites) long term to lose the opportunity to have a real part of the Ice Age Trail in the City and accessible by our residents.

In regard to the financial impact of this acquisition. We currently have a balance in acquisition funds of approximately \$13.97M. The only obligation we will certainly incur from these funds is the Apple Ridge Park Expansion which was authorized earlier this year. That acquisition is for approximately \$285K, leaving a projected balance of \$13.685M. We continue to explore other opportunities for strategic land acquisitions. A key commitment is to locate and acquire a downtown park. Assuming an acquisition price of \$5M for a downtown park, the balance would still be \$8.685M. After this commitment is taken into account, the Dykman acquisition would still leave a balance of greater than \$7.1M. This is a very stable and significant balance, which will continue to grow with development, to allow us to pursue additional opportunities consistent with our POSP as they arise.

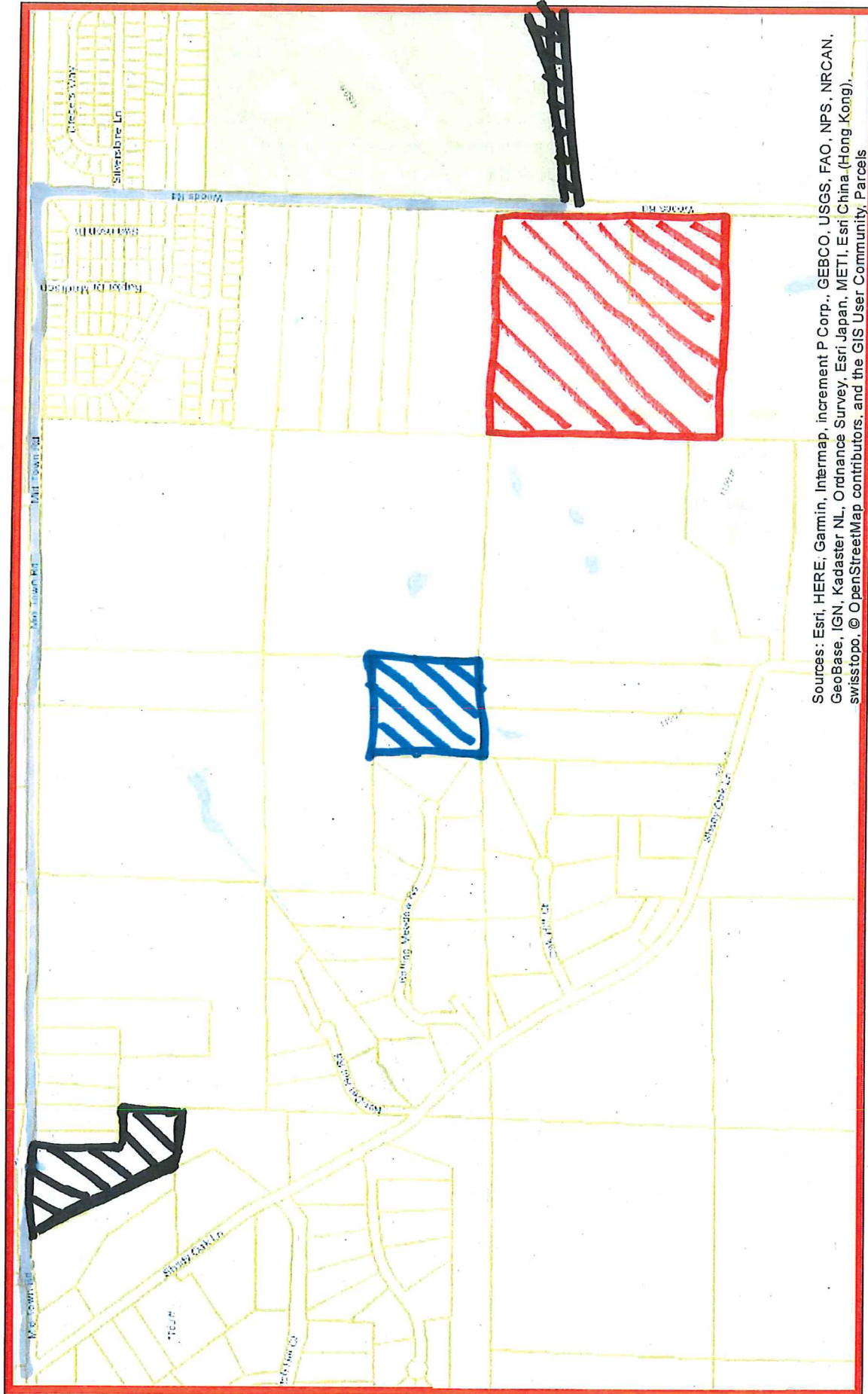
This acquisition is being done in partnership with Dane County who is contributing 25% of the acquisition costs without having ownership.

In regard to capital development and operating costs, it is important to note that we are already in conversations with the Ice Age Trail Alliance (IATA) to work on a partnership where they will be primarily responsible for the trail development and long term maintenance. We would incur some modest costs in managing the forest area as well as establishing prairie plantings in the open field portion of the park. The operational costs of these items is relatively small, given this would be on the small-medium size of a conservation type park within our system after netting out the portion maintained by the IATA. No development work from us or the IATA is anticipated for 2019 at this time. We will consider the needs of this in future budget requests, but anticipate managing the needs within existing programmatic funding streams.

There is also a lot of important historical and contextual information related to this potential transaction. This parcel has long been considered by governmental staff at multiple levels, stakeholder groups, and trail enthusiasts to be a critically important part of the Ice Age Trail along the Southwest side of Madison. You can learn more [About the Ice Age Trail](#) here, but in short it is a more than 1,000 mile footpath that highlights the landscape sculpted by the last glaciation of Wisconsin approximately 12,000 years ago. It is managed in a partnership between the National Park Service, the Wisconsin DNR, IATA, and many local partners along the trail. It is a critically important and visionary part of Wisconsin that traverses 31 counties from Door County in the NE south to Rock County and back up to Polk County just across the St. Croix from Minnesota. There are a lot of quality [Ice Age Trail Maps](#) on the IATA website.

The IAT's interaction with the City begins south of this subject parcel. The trail crosses Cross Country Road onto County property and runs northerly for about 1.5 miles. It then turns westerly and travels about 0.5 miles to S. Pleasant View Road. All but a few hundred feet of this is on Dane County property. Those few hundred feet are in [Flagstone Park](#), which is a City of Madison Park. Once the trail crosses S. Pleasant View Road, it travels west through University Ridge Golf Course for another mile or so until it reaches Woods Road (eastern black line on the attached map I made tonight, sorry map making is not my strongest skillset). The Dykman property is directly across Woods road from this point (red square on my map). The current Ice Age Trail uses Woods Road north to Mid Town Road west for about 1.8 miles before connecting to the first Valley View Segment in the Town of Middleton (gray line on the attached map). The reason the Dykman property is so important is that it provides a critical step towards connecting to the existing properties along the moraine that are currently held for the purpose of the trail. The [Bitzer Family Preserve](#) is owned by the City of Madison (blue square on the map). We acquired this 8.29 acre parcel as a donation from the Bitzer Family (again with extensive work by Kay) with the established goal that we would preserve it as a natural area and work to connect the Ice Age Trail through it. Additionally, the IATA has secured ownership of a parcel (in black, NW corner on map) along Mid Town that is intended to be a connection point for the trail through this area. As the map shows, there is a logical routing for the trail. It has been planned for years and is recognized as the ideal corridor in this area. This acquisition allows the City of Madison the opportunity to make this future vision much more likely, as well as providing generations of Madisonians a connection to the trail and corresponding nature park to enjoy.

Dane County Map



July 28, 2018

□ Tax Parcels

□ - IATA

□ - BITZER FAMILY PRESERVE (com)

□ - DYKMAN PROPERTY

EXISTING IAT CONVICTION

Finally, this acquisition is in an area that we intend to annex to the City from the Town of Verona. There is significant ongoing work in this area as it relates to where the final line between the City of Madison and the City of Verona will be. I don't want to speak for Planning staff involved in this work, but I think it is safe to say this acquisition aides the City in this area.

I am hopeful that this information is helpful to you and provides additional context in considering this item. If you would like to discuss this with me individually, please feel free to call me directly on my cell at 608-228-7069.

Thank you for your consideration,

Eric M. Knepp
Madison Parks Superintendent
608.266.4711

www.cityofmadison.com/parks

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