

SUBJECT: Land Acquisition – State Trails – Barron and Manitowoc Counties

FOR: MAY 2015 BOARD MEETING

TO BE PRESENTED BY: Douglas J Haag

SUMMARY: The Department has an option to purchase 7.6 miles of railroad corridor from Canadian National Railway Company (CN) for \$524,000. The tracts would be extensions to two of Wisconsin's 41 state trails. Both items are being submitted because the purchase prices exceed \$150,000.00, respectively. The first parcel consists of 70.93 acres of land for \$279,000 for the Devil's River State Trail in Manitowoc County. The parcel is an inactive railroad corridor between the town of Newton and village of Cleveland and is entirely within an existing project boundary. The acquisition would provide a non-contiguous, 6.8 mile extension of the currently 15-mile Devil's River State Trail, which will eventually extend from Green Bay through Manitowoc to Sheboygan if completed as planned.

One of 25 cooperatively managed state trails, the Devil's River State Trail was identified in the Wisconsin State Trail Network Plan as the Green Bay to Sheboygan Trail. This trail has the potential to provide recreational opportunities to an estimated population of 1,000,000 people within a one hour drive. Brown and Manitowoc counties are the current cooperative management partners of the Devil's River State Trail. The proposed extension would be cooperatively managed through an agreement with Manitowoc County, who is supportive of the proposed acquisition. Uses on the trail would likely be consistent with the current uses on the Devil's River State Trail (walking, bicycling and snowmobiling).

The second parcel consists of 13.29 acres of land for \$245,000 for the Wild Rivers State Trail in Barron County. The parcel is an inactive railroad corridor in the City of Rice Lake. The parcel is within the project boundary established by the Wisconsin State Trail Network Plan, which was approved by the NRB in 2001. This parcel would extend the Wild Rivers State Trail south 0.8 miles, and provide a connection to the local trail system.

Uses on the corridor would likely be consistent with the existing Wild Rivers State Trail (walking, bicycling, horseback riding, snowmobile and ATV recreation). In particular, snowmobile routes through Rice Lake would be aided by moving snowmobiles off of city streets and on to the new extension of the trail. All-terrain vehicles (ATVs) are allowed on the trail year-round. The Wild Rivers State Trail also provides connections to many miles of county ATV trails.

The existing Wild Rivers State Trail stretches 104 miles through Douglas, Washburn and Barron counties in northwest Wisconsin. Just north of Rice Lake, the Wild Rivers State Trail connects to the 74-mile Tussock State Trail.

Barron, Washburn and Douglas Counties are the current cooperative management partner of the Department on the Wild Rivers State Trail. Barron County supports this proposed acquisition and would enter into a cooperative agreement with the Department to develop, maintain and operate the proposed extension.

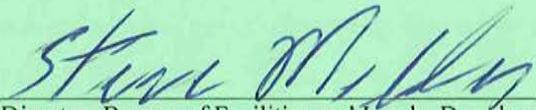
The parcels would be acquired under the federal railbanking process and will be subject to potential rail reversion, allowing the railroad to reinstate rail service in the future if deemed necessary and approved through rail authorities. Rail reversion of a railbanked trail has not happened in Wisconsin but has taken place approximately nine times across the country since the railbanking program came into existence in 1983. This year (2015) is the 50th anniversary of "rails to trails" in Wisconsin, with the establishment of the Elroy-Sparta State Trail in 1965.

RECOMMENDATION: That the Board approves the purchase of 84.22 acres of land for \$524,000 for extensions of two existing State trails from the Canadian National Railway Company.

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:

500


Deputy Director, Bureau of Facilities and Lands, Douglas J Haag - LF/6

5-8-15

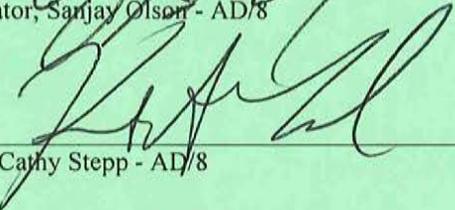
Date



Administrator, Sanjay Olson - AD/8

5-12-15

Date

for


Secretary, Cathy Stepp - AD/8

5-12-15

Date

cc: S. Miller - LF/6
D. Haag - LF/6
L. Ross - AD/8
D. Schuller - PR/6
A. Buchholz - NER - GREEN BAY

CORRESPONDENCE/MEMORANDUM

DATE: May 8, 2015 FILE REF: PR 40193 & PR 40194
 TO: Scott Walker
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Acquisition, Canadian National Railway Tracts, File # PR 40193 & PR 40194
 Option Expires June 30, 2015

1. PARCEL DESCRIPTIONS:

Devil's River State Trail Manitowoc County	Wild Rivers State Trail Barron County
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Grantors:

Canadian National Railway Attn: Ms. Ann Nelson 17641 S. Ashland Ave. Homewood, IL 60430	Canadian National Railway Attn: Ms. Ann Nelson 17641 S. Ashland Ave. Homewood, IL 60430
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<u>Acres:</u>	70.93	13.29
<u>Price:</u>	\$279,000.00	\$245,000.00
<u>Appraised Value:</u>	\$279,000.00	\$245,000.00
<u>Improvements:</u>	None	None
<u>Interest:</u>	Fee Title	Fee Title

Location: The Devil's River State Trail parcel is located in Manitowoc County 6 miles south of Manitowoc. The Wild Rivers State Trail Parcel is located within the City of Rice Lake.

Land Description: The subject lands are railway grades.

Covertypes Breakdown:

<u>Type</u>	<u>Acreage</u>	<u>Acreage</u>
Railway Corridor	70.93	13.29
Total:	70.93	13.29

<u>Zoning:</u>	Agricultural, Residential and Commercial	Industrial
<u>Present Use:</u>	Inactive Railway Grade	Inactive Railway Grade
<u>Proposed Use:</u>	Public Recreation	Public Recreation
<u>Tenure:</u>	50 years	50 years
<u>Property Taxes:</u>	Tax Exempt	Tax Exempt

Agreement Date: March 19, 2015

Stewardship Land Access: The properties will be open to the public for nature based outdoor recreational activities consistent with existing uses as previously approved by the NRB through the Act 168 implementation process and following the NRB requirements for hunting and trapping in state parks.

2. JUSTIFICATION:

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3. LAND MANAGEMENT:

Brown and Manitowoc counties are the current cooperative management partners of the Devil's River State Trail. The proposed extension would be cooperatively managed through an agreement with Manitowoc County.

Barron, Washburn and Douglas Counties are the current cooperative management partner of the Department on the Wild Rivers State Trail. Barron County supports this proposed acquisition and would enter into a cooperative agreement with the Department to develop, maintain and operate the proposed extension.

4. FINANCING:

State Stewardship bond funds are anticipated:

	Funds allotted to program:	Balance after proposed transaction:
Rice Lake:	\$900,000.00	\$594,145.00
Newton to Cleveland:	\$900,000.00	\$298,405.00

5. ACQUISITION STATUS:

a. THE DEVIL'S RIVER STATE TRAIL:

Established: 2003
Acres Purchased to Date: 210.96
Acquisition Goal: 210.00
Percent Complete: 100.46 %
Cost to Date: \$649,008.26

b. THE WILD RIVERS STATE TRAIL:

Established: 1993
Acres Purchased to Date: 1,118.42
Acquisition Goal: 1,250.00
Percent Complete: 89.47 %
Cost to Date: \$757,019.58

6. APPRAISALS:

a. NEWTON TO CLEVELAND

Appraiser: Jolene Brod
Valuation Date: March 12, 2015
Appraised Value: \$279,000.00
Highest and Best Use: Recreational Trail Corridor

Allocation of Values:

- a. land: 70.93 acres @ \$3,933.46 per acre: \$279,000.00
- b. across the fence approach used, 3 comparable properties cited
- c. adjusted value range: \$0.07 - \$0.68 per square foot

b. RICE LAKE

Appraiser: Jolene Brod
Valuation Date: March 12, 2015
Appraised Value: \$245,000.00
Highest and Best Use: Recreational Trail Corridor

Allocation of Values:

- a. land: 13.29 acres @ \$18,434.91 per acre: \$245,000.00
- b. across the fence approach used, 3 comparable properties cited
- c. adjusted value range: \$0.31 - \$0.59 per square foot

RECOMMENDED:

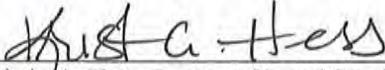


Douglas J Haag, Deputy Director, Bureau of Facilities and Lands

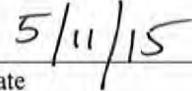


Date

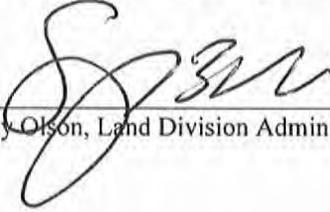
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Kristin A. Hess, Bureau of Legal Services



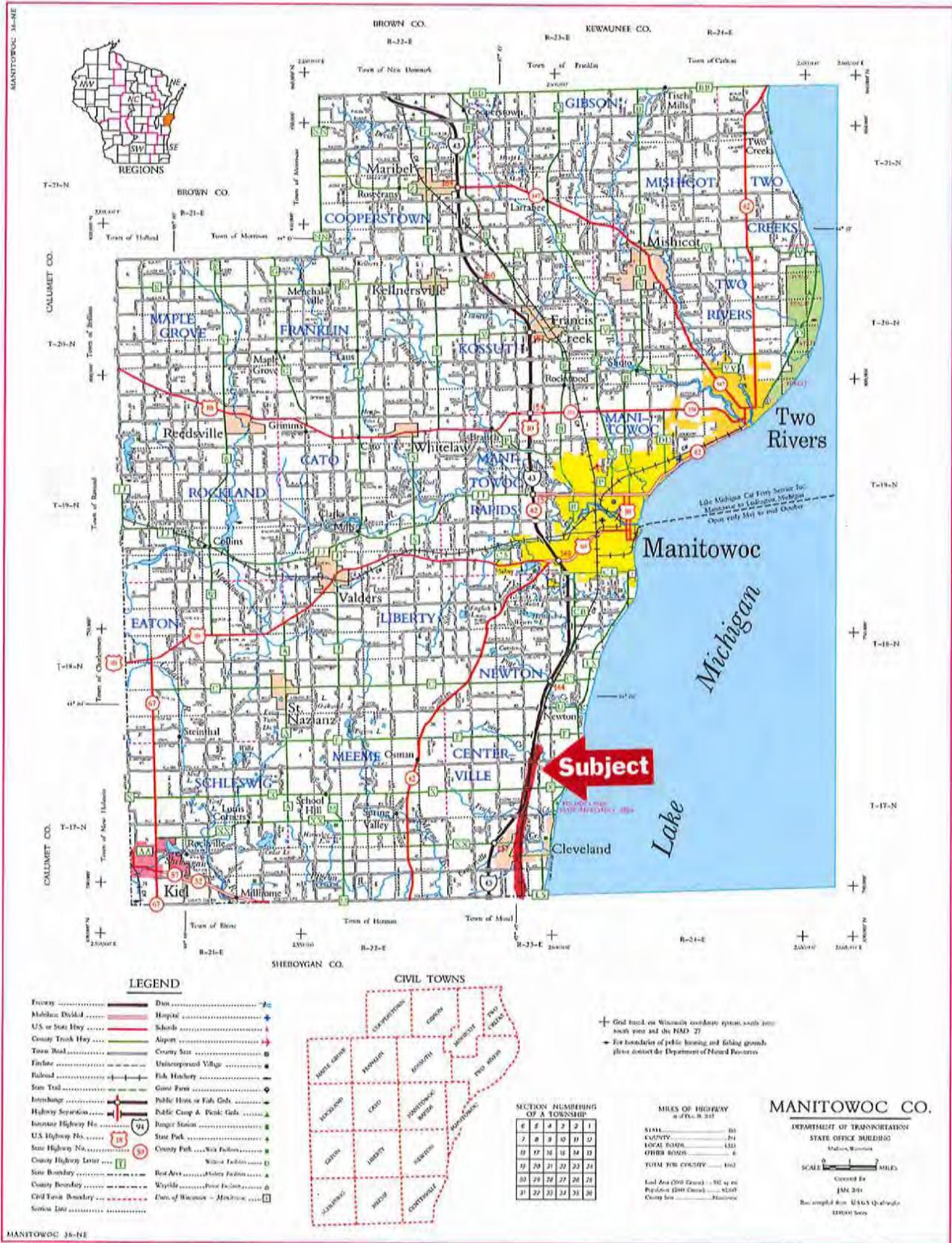
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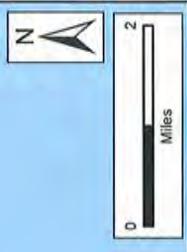


Sanjay Olson, Land Division Administrator



Date





Canadian National (MP 69 to Manitowoc/Sheboygan County Line) - Fee Title

State Trails-
Manitowoc County

PR - 40194

Towns of Newton & Center Ville
Manitowoc County

- Wisconsin Trail Network
- Acquisition Authority
- Project Boundary Not Subject to Act 20
- DNR Fee Title Lands
- Easement Lands
- DNR Easement (Closed to Public Access)
- State Natural Area
- Stewardship Grant Public Lands
- NRCS - WRP (Wetland Reserve Program - Closed to public access)
- County Boundary



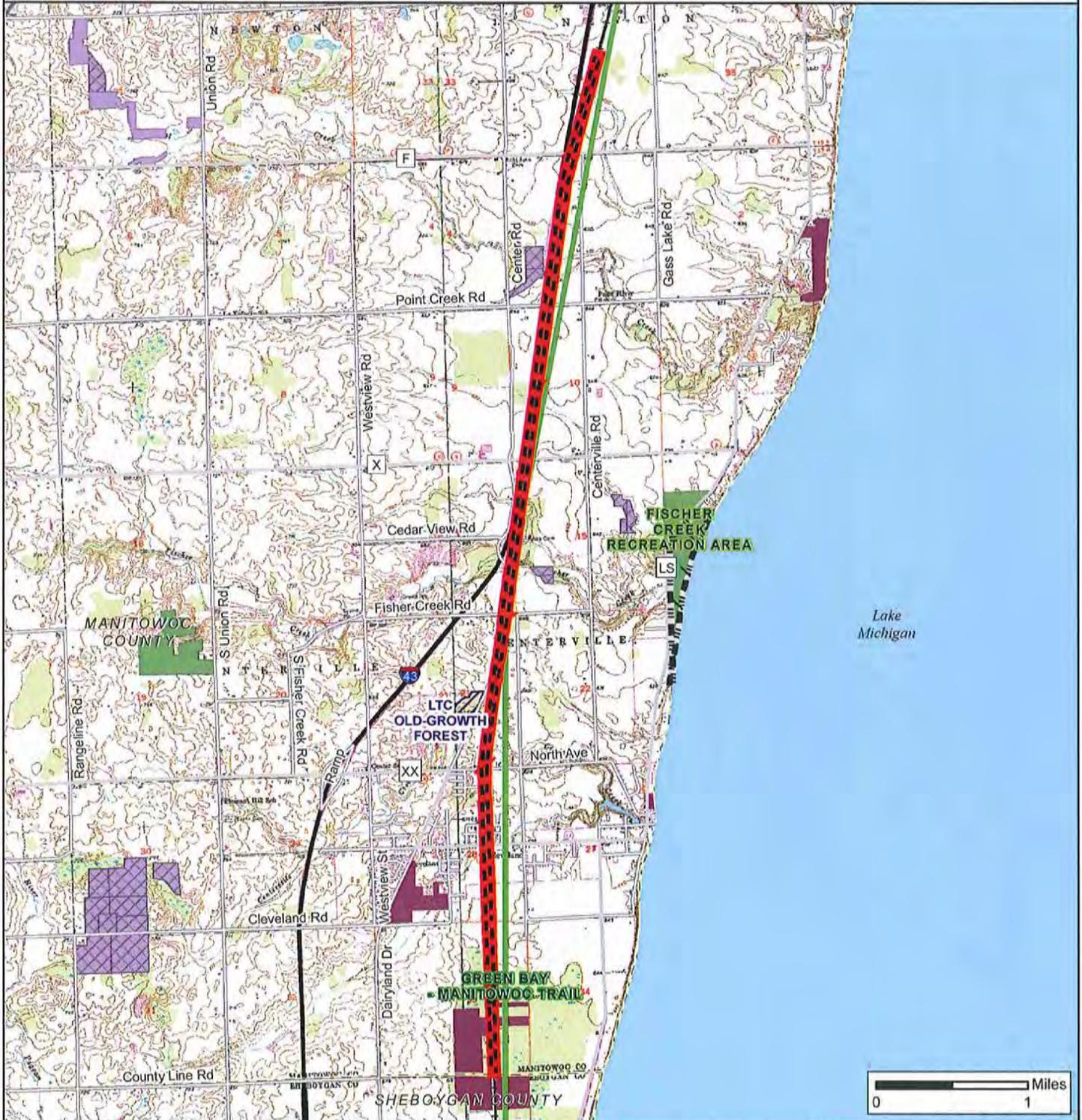
Location of Property

WISCONSIN DEPARTMENT OF NATURAL RESOURCES
Bureau of Facilities of Lands
Map Created: May 08, 2015 .drc

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.

Canadian National (MP 69 to Manitowoc/Sheboygan County Line) - Fee Title

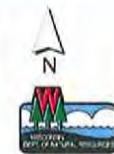
Towns of Newton & Center Ville, Manitowoc County



State Trails - Manitowoc County

 Subject

-  Wisconsin Trail Network Acquisition Authority
-  Project Boundary Not Subject to Act 20
-  DNR Fee Title Lands
-  Easement Lands
-  DNR Easement (Closed To Public Access)
-  Stewardship Grants Land (Open to Public Access)
-  State Natural Area
-  County Boundary

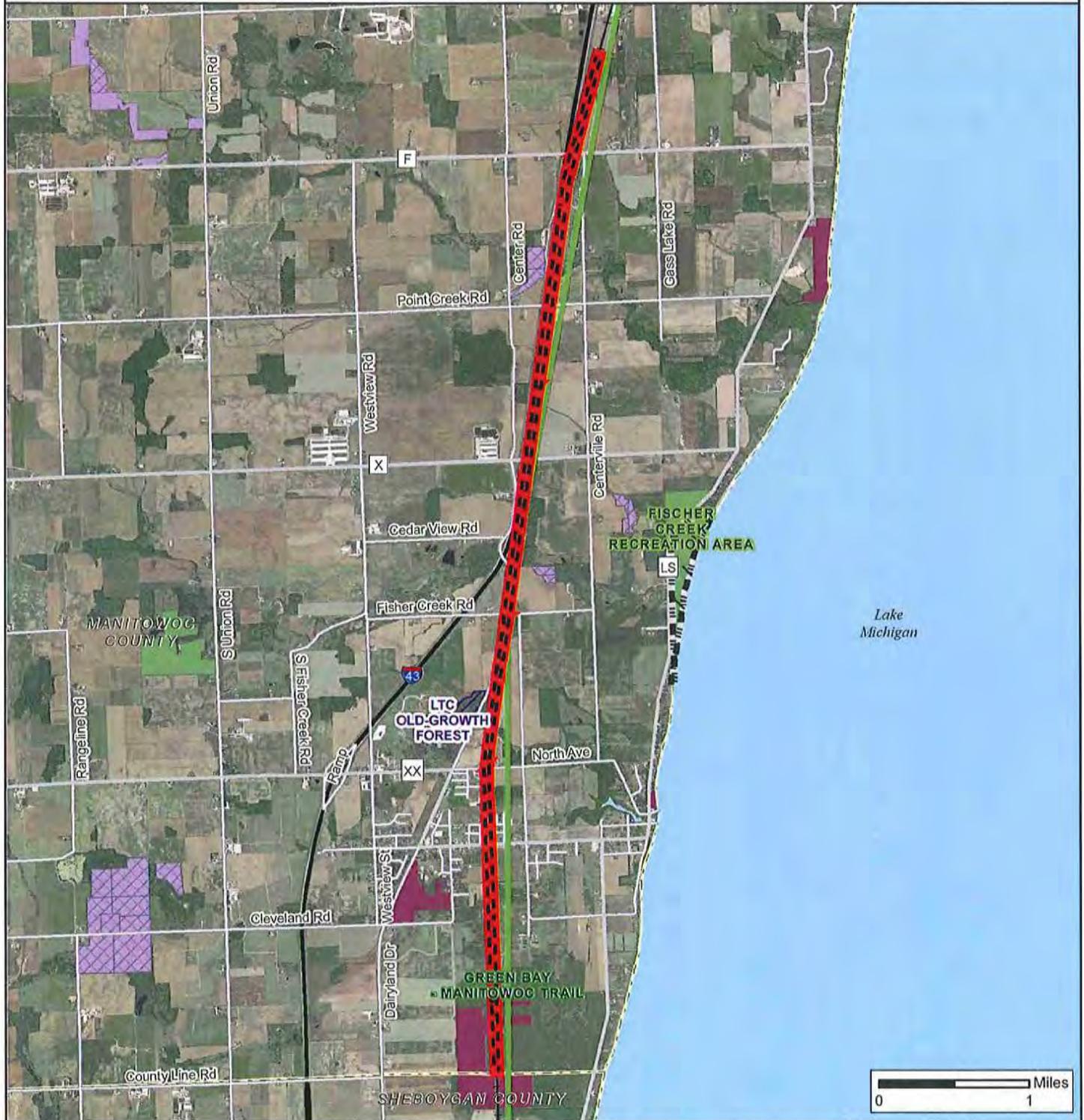


May 08, 2015 drs
 Real Estate Section
 Bureau of Facilities and Lands

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Canadian National (MP 69 to Manitowoc/Sheboygan County Line) - Fee Title

Towns of Newton & Center Ville, Manitowoc County



State Trails - Manitowoc County

 Subject

-  Wisconsin Trail Network Acquisition Authority
-  Project Boundary Not Subject to Act 20
-  DNR Fee Title Lands
-  Easement Lands
-  DNR Easement (Closed To Public Access)
-  Stewardship Grants Land (Open to Public Access)
-  State Natural Area
-  County Boundary

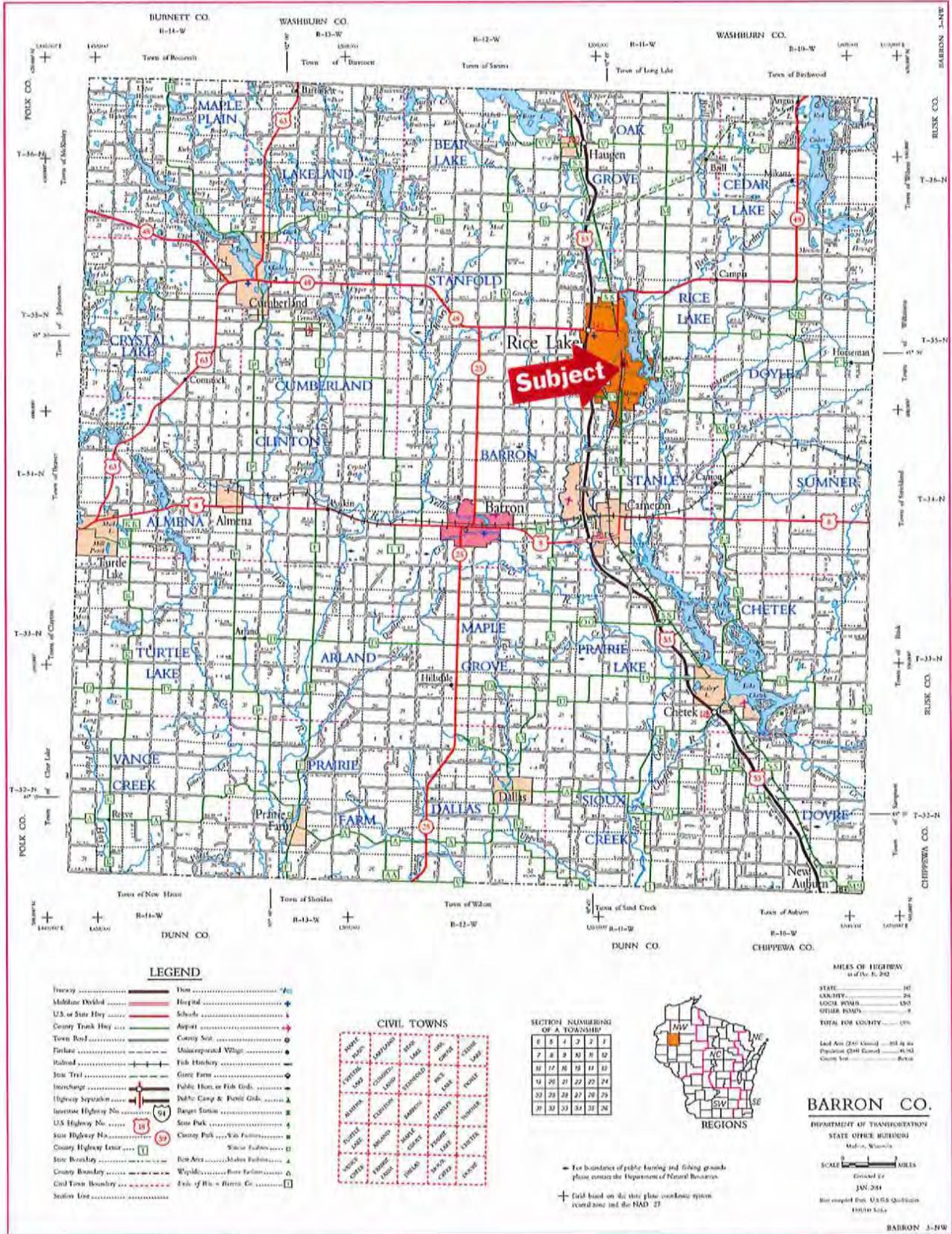
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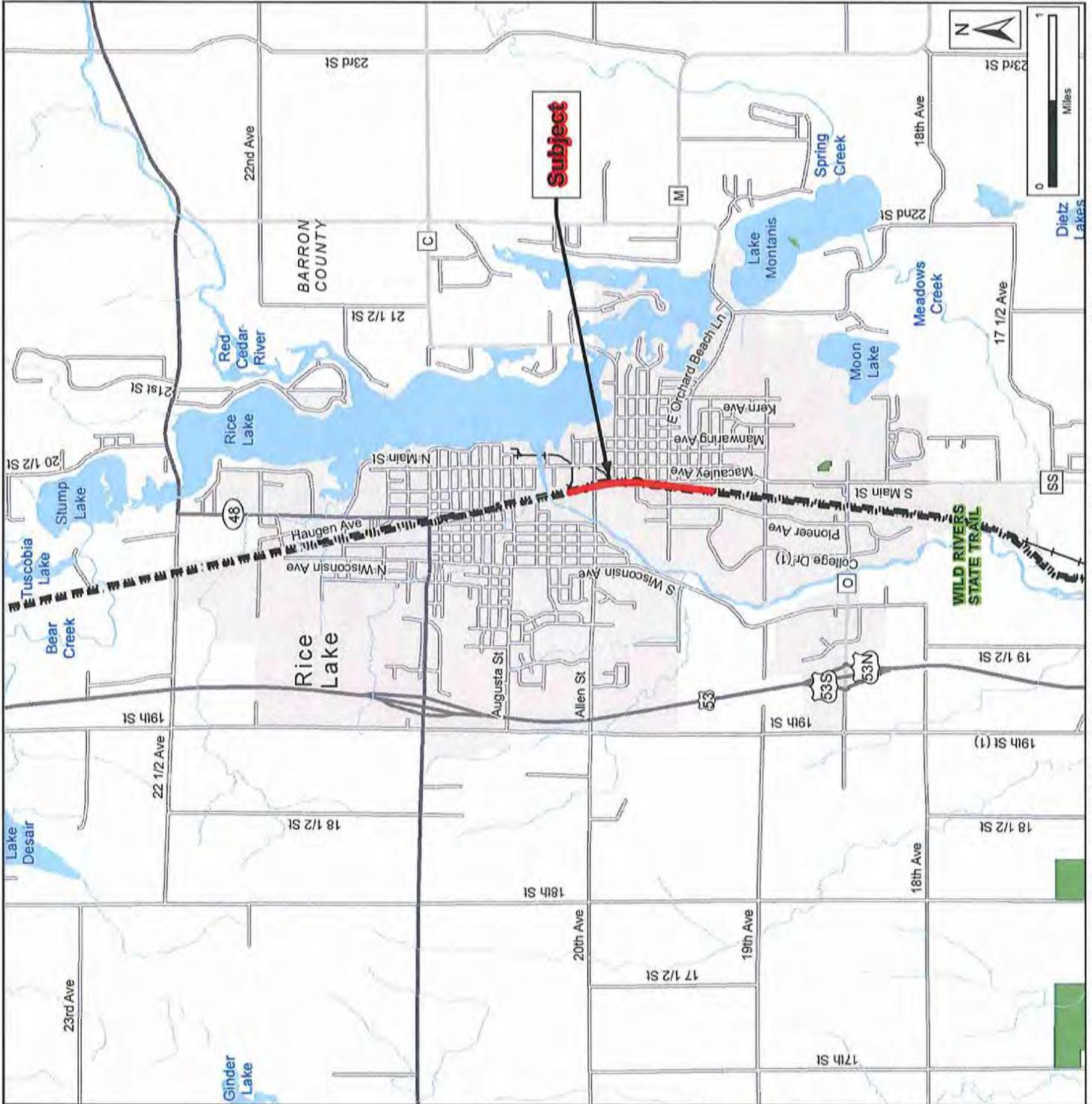


May 08, 2015 drs
Real Estate Section
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Rice Lake





Wisconsin Central Limited (MP 55.2 to MP 56) - Fee Title

Wild Rivers State Trail

PR - 40193

T35N R11W Sec 21 & 28
City of Rice Lake
Barron County

Subject

-  Project Boundary Not Subject to Act 20
-  DNR Fee Title Lands
-  DNR Easement (Closed to Public Access)
-  State Recreation Trail



Location of Property



WISCONSIN DEPARTMENT OF NATURAL RESOURCES
Bureau of Facilities of Lands
Map Created: May 04, 2015 drs

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Wisconsin Central Limited (MP 55.2 to MP 56) - Fee Title

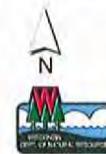
T35N R11W Sec 21 & 28, City of Rice Lake, Barron County



Wild Rivers State Trail

 **Subject**

-  Project Boundary Not Subject to Act 20
-  DNR Fee Title Lands
-  State Recreation Trail
-  PLSS Section Line



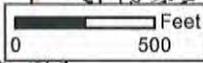
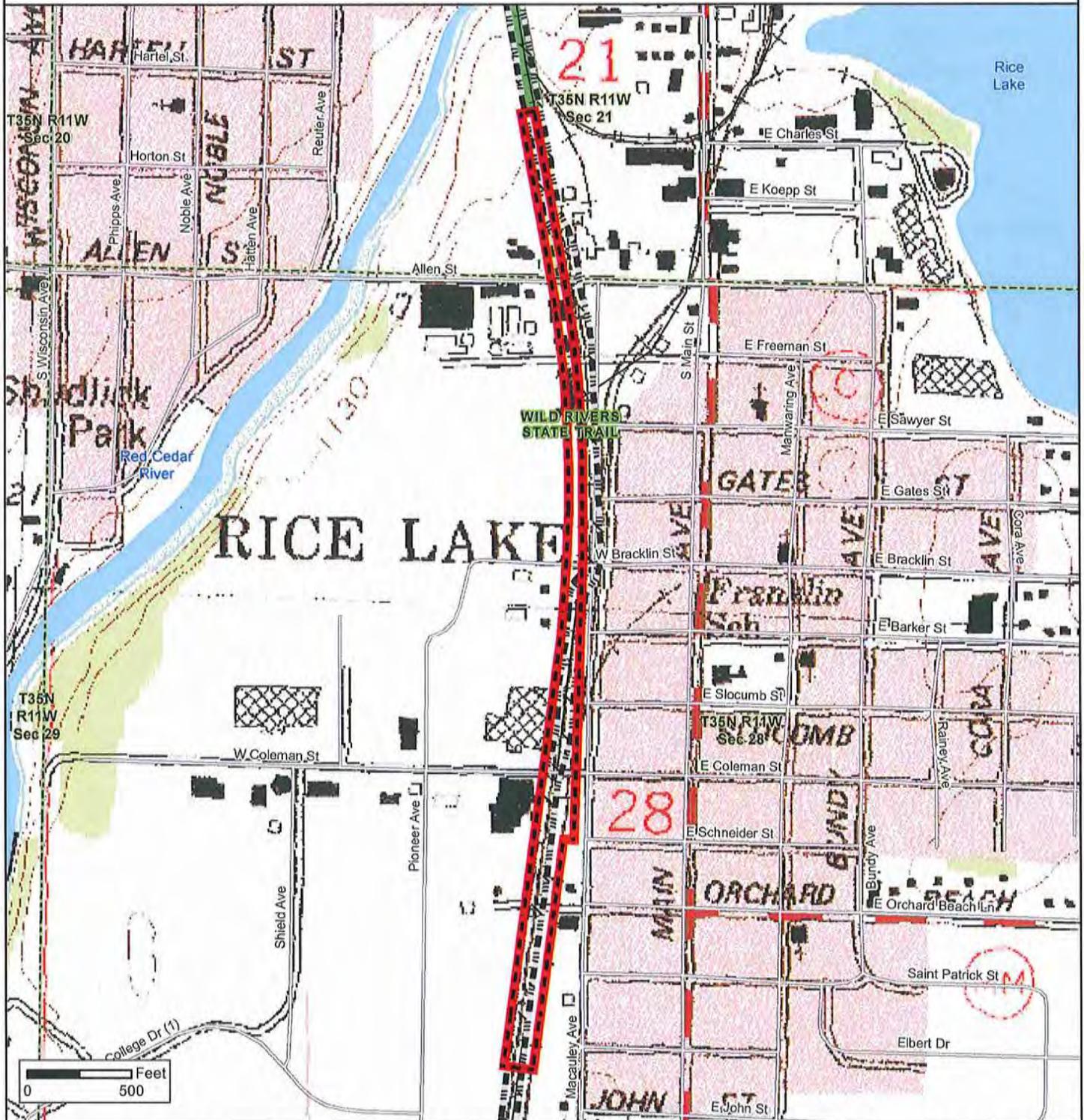
May 06, 2015 drs

Real Estate Section
Bureau of Facilities and Lands

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Wisconsin Central Limited (MP 55.2 to MP 56) - Fee Title

T35N R11W Sec 21 & 28, City of Rice Lake, Barron County



Wild Rivers State Trail

 Subject

 Project Boundary Not Subject to Act 20

 DNR Fee Title Lands

 State Recreation Trail

 PLSS Section Line



May 06, 2015 drs

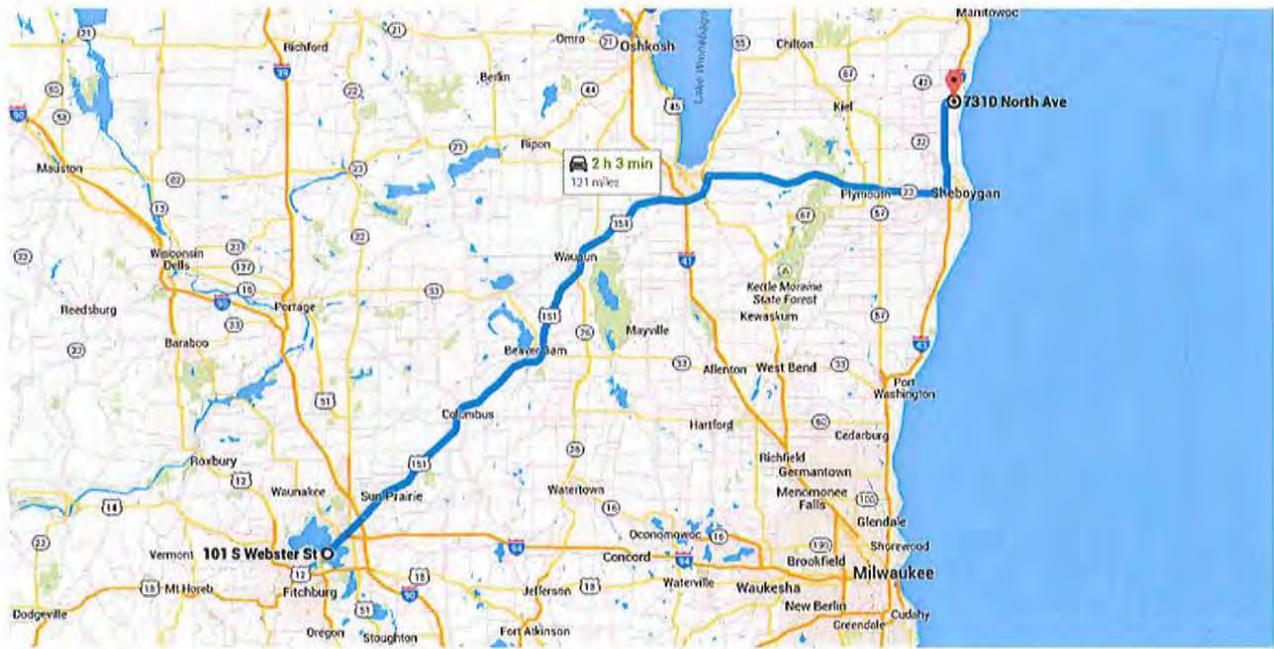
Real Estate Section
Bureau of Facilities and Lands

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Newton to Cleveland

Directions from 101 S Webster St to 7310 North Ave



○ 101 S Webster St
Madison, WI 53703

Continue to US-151 N

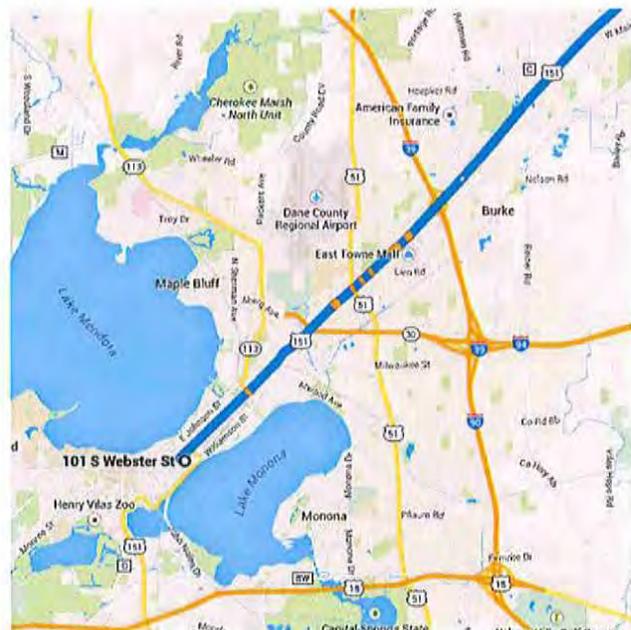
6.8 mi / 15 min

↑ 1. Head northwest on S Webster St toward E Main St

0.1 mi

↗ 2. Turn right onto E Washington Ave

6.7 mi



Continue onto US-151 N



67.7 mi / 1 h



Map data ©2015 Google

Newton to Cleveland

Follow State Hwy 23 E/WI-23 Trunk E to I-43 N in Sheboygan. Take the I-43 N exit from State Hwy 23 E/WI-23 Trunk E

34.5 mi / 35 min

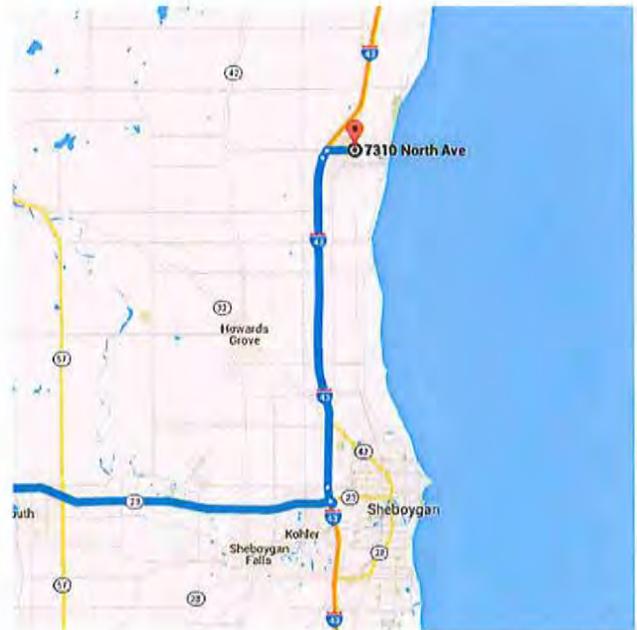
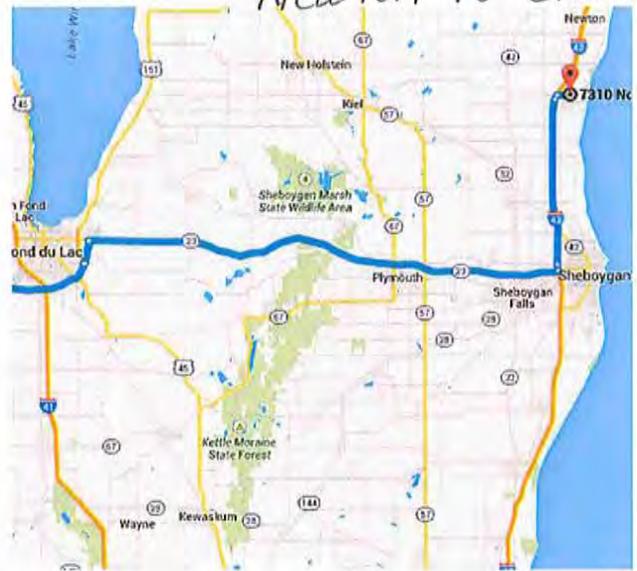
- 4. Turn right onto Rienzi Rd 459 ft
- ⬅ 5. Turn left at the 1st cross street onto Co Rd K 1.5 mi
- 6. Turn right onto State Hwy 23 E/WI-23 Trunk E/E Johnson St
 ⓘ Continue to follow State Hwy 23 E/WI-23 Trunk E 32.0 mi
- 7. Take the exit onto I-43 N 0.8 mi

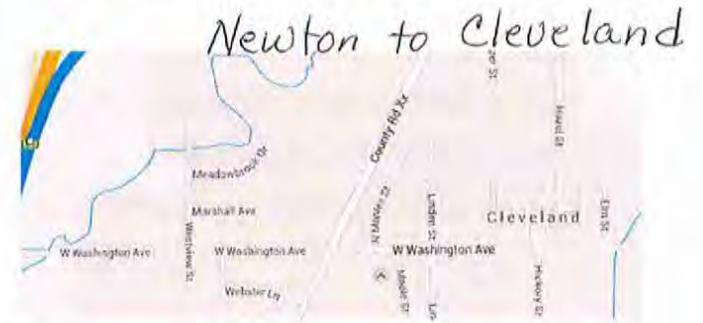
Follow I-43 N to County Rd Xx/North Ave in Centerville. Take exit 137 from I-43 N

11.2 mi / 10 min

- ⤴ 8. Merge onto I-43 N 10.9 mi
- 9. Take exit 137 for County Rd Xx toward Cleveland/Kiel 0.3 mi

- Turn right onto County Rd Xx/North Ave
 ⓘ Continue to follow North Ave
 ⓘ Destination will be on the left 0.9 mi / 3 min





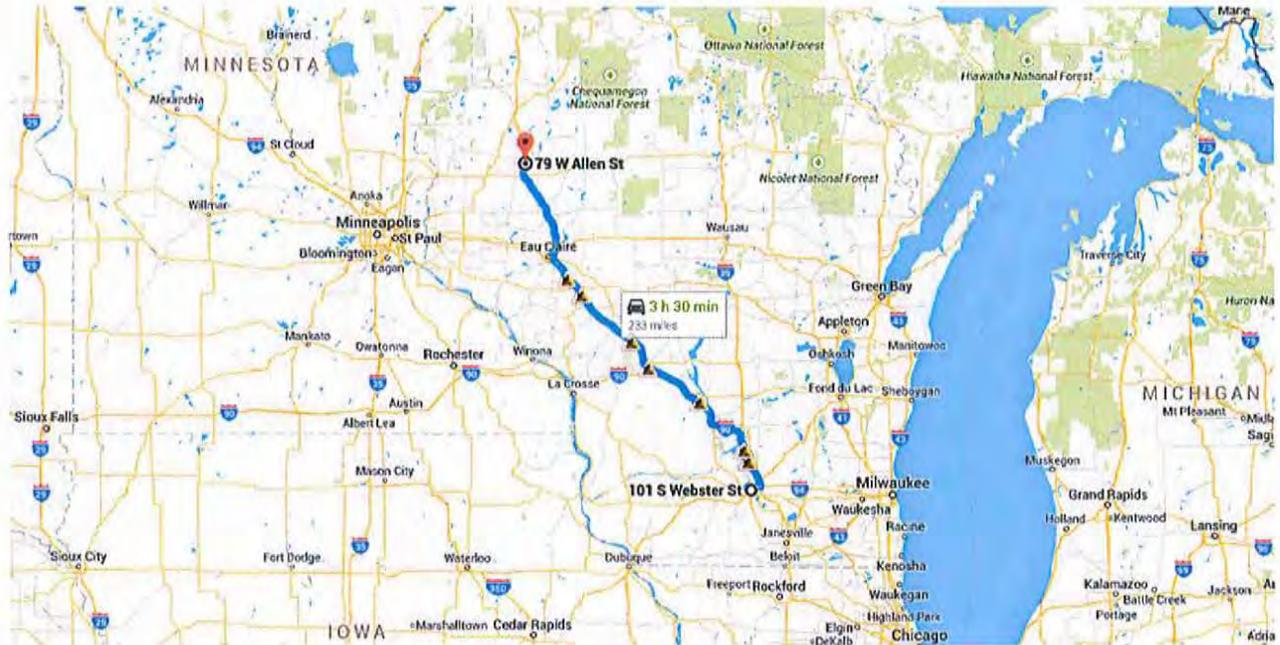
📍 **7310 North Ave**
Cleveland, WI 53015

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.



Rice Lake

Directions from 101 S Webster St to 79 W Allen St



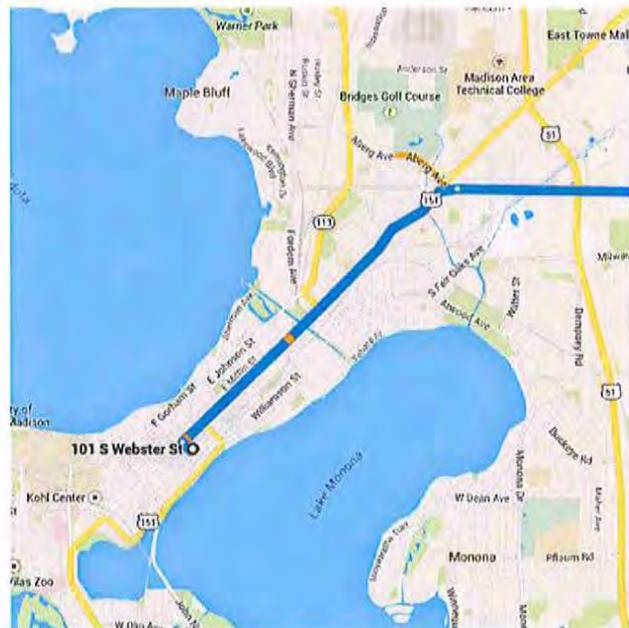
○ 101 S Webster St

Madison, WI 53703

Get on WI-30 E

3.3 mi / 8 min

- ↑ 1. Head northwest on S Webster St toward E Main St
0.1 mi
- ➡ 2. Turn right onto E Washington Ave
2.9 mi
- ⬆ 3. Take the Wisconsin 30 E ramp to Interstate 94/Interstate 90
0.2 mi



Follow I-90 W, I-94 W and US-53 N to 18 1/2 Ave/South Access Road in Barron County. Take exit 140 from US-53 N

Map data ©2015 Google



Rice Lake

228 mi / 3 h 19 min

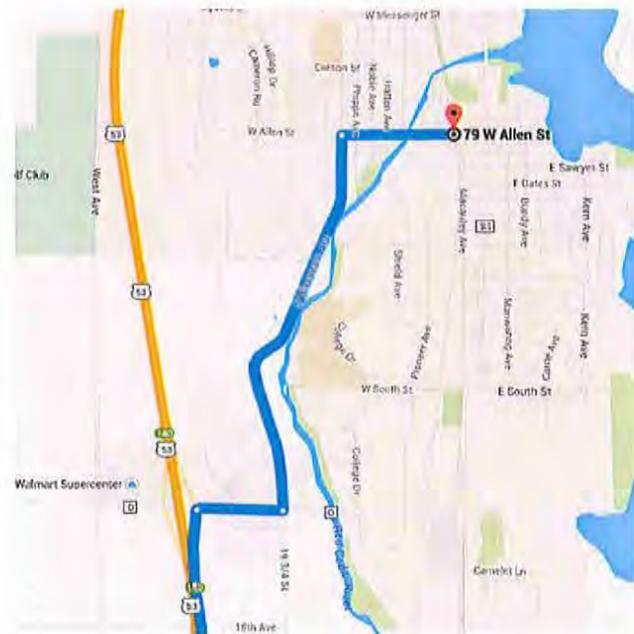
- ↑ 4. Continue onto WI-30 E 2.6 mi
- ↙ 5. Take the exit on the left onto I-39 N/I-90 W toward I-94 W/Wis Dells
1 Continue to follow I-90 W 92.7 mi
- ↑ 6. Keep right at the fork to continue on I-94 W 76.0 mi
- ↘ 7. Take exit 70 to merge onto US-53 N toward Eau Claire 56.2 mi
- ↘ 8. Take exit 140 toward Rice Lake 0.3 mi



Take S Wisconsin Ave to W Allen St

2.4 mi / 5 min

- 📍 9. At the traffic circle, take the 1st exit onto 18 1/2 Ave/South Access Road 0.3 mi
- ↙ 10. Turn left onto 19 3/4 St/River Rd/S Wisconsin Ave
1 Continue to follow S Wisconsin Ave 1.6 mi
- ↘ 11. Turn right onto W Allen St
1 Destination will be on the left 0.5 mi



📍 **79 W Allen St**
Rice Lake, WI 54868

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