Form 1100-1
Rev. 5-91

NATURAL RESOURCES BOARD AGENDA ITEM

Item No. 3 C14

SUBJECT: LAND EXCHANGE – GREAT RIVER STATE TRAIL– LA CROSSE COUNTY

FOR: DECEMBER 2008 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has an agreement to exchange 0.15-acre of state land valued at $51,500 for 0.18-acre of land from the City Of Onalaska valued at $50,000. The item is being submitted because it is a sale of state land valued at more than $50,000. Since the city is spending additional funds for the project, the land exchange is considered to be of equal value.

This is an exchange based on an MOU between the Department of Natural Resources (DNR) and the Department of Transportation (DOT) signed in 1984 when DOT transferred land to DNR for the Great River State Trail. The MOU states that in the event DOT lands conveyed to DNR by the agreement are needed for highway purposes, they may be used by DOT upon provision of satisfactory replacement lands or trail facilities of like kind land and utility by DOT to DNR.

The City of Onalaska and the Department of Transportation will use the DNR land for road improvements near the intersection of STH "35" and Main Street. This 0.15-acre parcel, which is currently being used as parking for the Great River State Trail, will be replaced with a 0.18-acre parcel adjacent to the existing trail parking lot. This is a favorable exchange for the DNR since the City of Onalaska will be building a new tourism center with a trailhead and parking in the general area of the land trade.

The 24-mile Great River State Trail winds its way through the Mississippi River bottomlands north from Onalaska through Trempealeau, Perrot State Park, and the Trempealeau National Wildlife Refuge. Built on an abandoned Chicago-Northwestern Railroad line, the trail has a finely crushed limestone surface suitable for walking and bicycling for much of the year and snowmobiling, cross-country skiing and snowshoeing in winter. Trail users find this to be a scenic trail with numerous songbirds and waterfowl in the area.

RECOMMENDATION: That the Board approve the exchange of 0.15-acre of department land for 0.18-acre of privately owned land needed for the Great River State Trail.

LIST OF ATTACHED MATERIALS:

No ☒	Fiscal Estimate Required	Yes ☐	Attached
No ☒	Environmental Assessment of Impact Statement Required	Yes ☐	Attached
No ☐	Background Memo	Yes ☒	Attached

APPROVED:

Real Estate Director, Richard E. Steffes - LF/6 — Date

Administrator, Laurie Osterndorf - AD/8 — Date 11/11/08

Secretary, Matthew J. Frank - AD/8 — Date 11/19/08

cc: S. Miller – LF/6
R. Steffes - LF/6
L. Ross – AD/8
D. Schuller – PR/6
S. Humrickhouse – WCR/Eau Claire

State of Wisconsin

CORRESPONDENCE/MEMORANDUM

FILE REF: PR 40016

DATE: November 6, 2008

TO: Governor Doyle

FROM: Matthew J. Frank

SUBJECT: Proposed Land Exchange, City Of Onalaska/Department of Transportation Tract
File # PR 40016

1. PARCEL DESCRIPTION:

Great River State Trail La Crosse County	Great River State Trail La Crosse County

Grantors:

City Of Onalaska 415 Main Street Onalaska, WI 54650	State Department of Natural Resources 101 South Webster Street Madison, WI 53707

Department of Transportation
c/o Jim Roher
3550 Mormon Coulee Road
La Crosse, WI 54601

Acres:	0.18	0.15
*Price:	$0	$0
Appraised Value:	$50,000	$51,500
Improvements:	Bait Shop	None
Interest:	Fee	Fee

*This is an even exchange. The Department will be gaining more land and City of Onalaska will be building a new tourism center with a trailhead in the general area of the land trade. In addition, the city's land costs exceed $100,000 even though its value after removal of the bait shop is only $50,000.

Location: The land is located La Crosse County in the City of Onalaska about five miles north of the City of La Crosse.

Land Description: The topography of the parcels is level.
Covertype Breakdown: Urban/Developed

2. JUSTIFICATION:

The Department has reached an agreement to exchange 0.15-acre of state land valued at $51,500 for 0.18-acre of land from the City Of Onalaska and the Department of Transportation valued at $50,000. This is an exchange based on an MOU between the Department of Natural Resources (DNR) and the Department of Transportation (DOT) signed in 1984 when DOT transferred land to DNR for the Great River State Trail. The MOU states that in the event DOT lands conveyed to DNR by the agreement are needed for highway purposes they may be used by DOT upon provision of satisfactory replacement lands or trail facilities of like kind and utility by DOT to DNR.

The City of Onalaska and the Department of Transportation will use the DNR land for road improvements near the intersection of STH "35" and Main Street. This 0.15-acre parcel, which is currently being used as

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parking for the Great River State Trail, will be replaced with a 0.18-acre parcel adjacent to existing trail parking lot. This will keep the DNR ownership whole in the area and continue to provide parking for trail users. This is favorable exchange for the Department since the City of Onalaska will be building a new tourism center with a trailhead in the general area of the land trade. This new facility will be available for use by users of the state trail. The 0.18-acre parcel currently is privately owned and used as a bait shop. The city is purchasing that site, removing the structures and, with DOT, replacing DNR's parking lot.

The 24-mile Great River State Trail winds its way through the Mississippi River bottomlands north from Onalaska through Trempealeau, Perrot State Park, and the Trempealeau National Wildlife Refuge. Built on an abandoned Chicago-Northwestern Railroad line, the trail has a finely crushed limestone surface suitable for walking and bicycling for much of the year and snowmobiling, cross-country skiing and snowshoeing in winter. The numerous songbirds and waterfowl found in the area make the trail a popular section of the Great Wisconsin Birding and Nature Trail.

The Department recommends the approval of this exchange to allow DOT to reconstruct STH 35 and the Oak Forest Drive intersection near Main Street in the City of Onalaska and to accept the replacement lands that the City of Onalaska is purchasing. The state land is no longer needed for conservation purposes, while the City of Onalaska land will serve as a useful addition for the state trail.

3. FINANCING:

This is an even exchange.

4. ACQUISITION STATUS OF THE GREAT RIVER STATE TRAIL:

Established: 1986
Acres Purchased to Date: 303.91
Acquisition Goal: 265.00
Percent Complete: 114.68%
Cost to Date: $126,237.67

5. APPRAISAL:

Appraiser: John and Frederick Radichel
Valuation Date: March 25, 2008
Appraised Value: $50,000
Highest and Best Use: Commercial Purposes

5b. APPRAISAL DNR TRACT:

Appraiser: Frederick and John Radichel
Valuation Date: April 5, 2008
Appraised Value: $51,500
Highest and Best Use: Right-of-Way

RECOMMENDED:

Richard E. Steffes — Date

Joseph Wm. Renville — 11/10/08
Bureau of Legal Services — Date

Laurie Osterndorf — 11/11/08
Date

RES:dv

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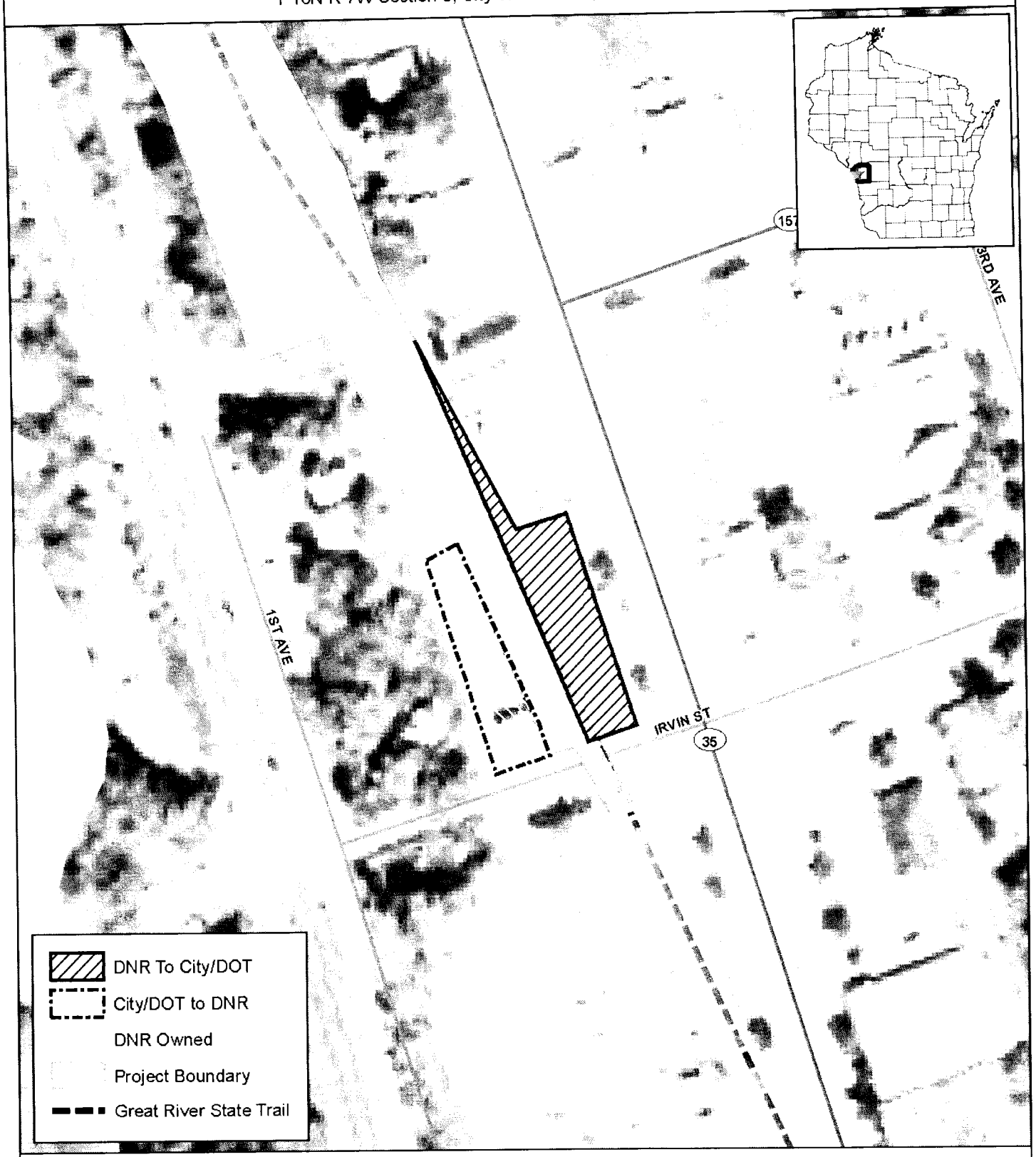
City of Onalaska

T 16N R 7W Section 8, City of Onalaska, La Crosse County



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Created by Bureau of Facilities and Lands
Real Estate Section
November 4, 2008

City of Onalaska

Great River State Trail

DNR To City/DOT

City/DOT to DNR

WDNR Owned

Project Boundary

Great River State Trail

0 300 Feet

The DNR Managed Lands represent the boundaries of lands managed by the Wisconsin Department of Natural Resources The Wisconsin DNR manages these lands through ownership, easement or lease rights. This data set is a spatial representation of the Oracle Land Records System maintained by the DNR, Bureau of Facilities and Lands (LF), and may include errors and/or omissions. The data should not be interpreted as a legal representation of legal ownership boundaries.

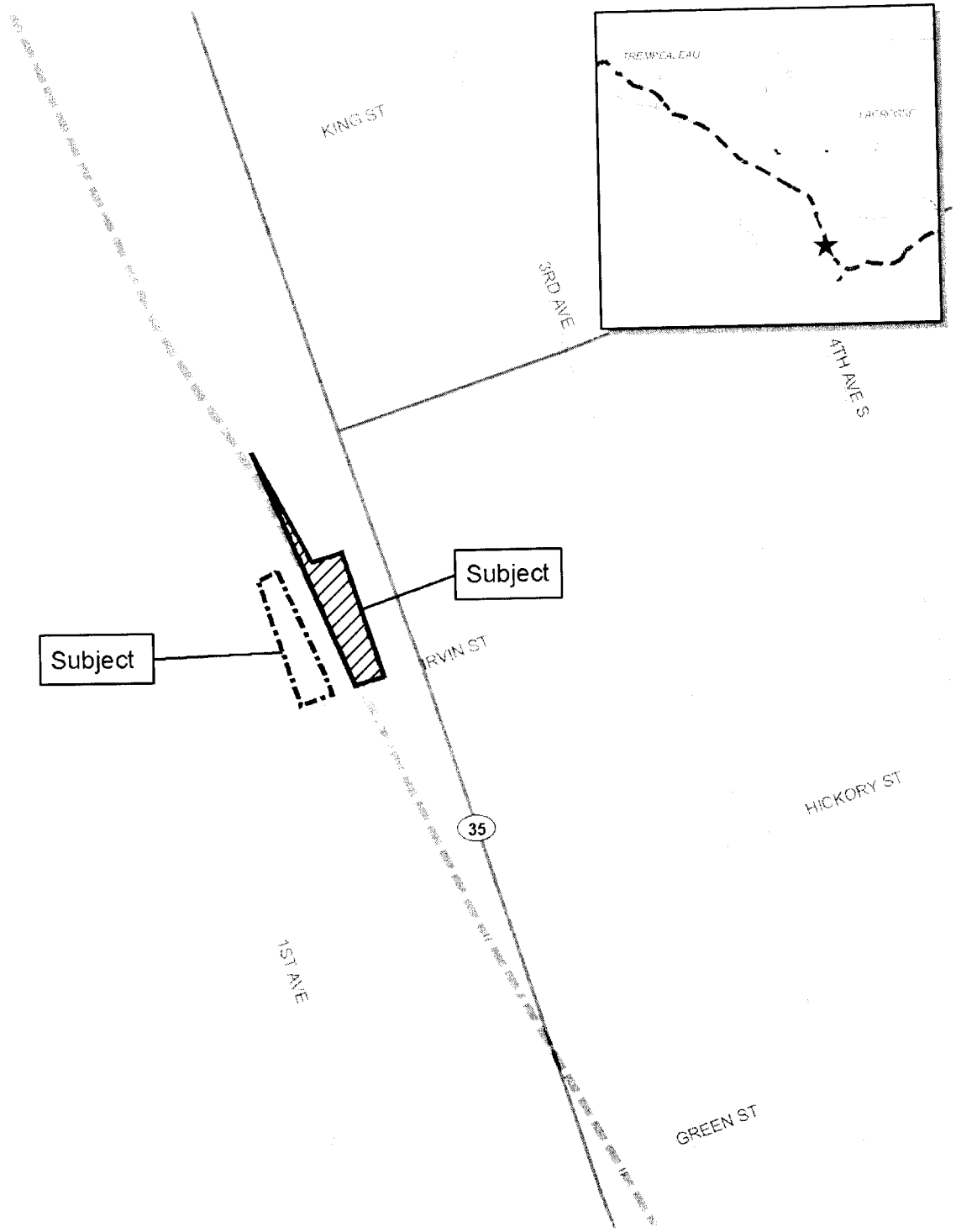
This data set does not differentiate between lands that are open or closed to the public for hunting and/or general public access. Some lands represented in this data set may not be open to the general public, or may have specific limitations or restrictions on public use. This data set is not intended for use as a land management tool, it is a listing of all DNR real estate transactions that have occurred on these lands over time.

For information about the actual management, including public use and public access of the lands, contact the nearest DNR Regional office. Contact information for DNR Regional Offices and Service Centers is provided on the following internet site.

http://www.dnr.state.wi.us/org/caer/cs/serv_center/locations.htm

Updates to this data set are ongoing, and will be incorporated into future versions when available.

STATE OF WISCONSIN
DEPT. OF NATURAL RESOURCES

Bureau of Facilities and Lands

November 04, 2008