Form 1100-1
Rev. 5-91

NATURAL RESOURCES BOARD AGENDA ITEM

Item No 3.B.8

SUBJECT: LAND ACQUISITION – HANK AARON STATE TRAIL – MILWAUKEE COUNTY

FOR: MAY 2009 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained agreements to acquire fee title and easements on a total of 7.925 acres at a total cost of $516,284 for the Hank Aaron State Trail in Milwaukee and Waukesha Counties. There are four grantors to the Department in this proposal.

The Hank Aaron State Trail was initiated in 1991 when the Wisconsin State Legislature directed the Department of Natural Resources to study the feasibility of establishing "Henry Aaron State Park" in the City of Milwaukee. Based on community input and the review of the Milwaukee County Park and Open Space Plan and city's Menomonee Valley Plan, the Department's study shifted focus to the establishment of an urban greenway. A trail and associated greenway will fulfill goals of providing increased opportunities for recreation and enhancement of natural resources in the urban center. In 1996, the Natural Resources Board approved the master plan for the project, subsequently named the Hank Aaron State Trail. In 2007, an amendment to the master plan was approved that included additional miles of trail and green space.

The six miles from Lake Michigan to Miller Park is in place via a series of agreements. In 2006, the Department acquired a five-mile long former rail corridor to extend the trail westerly from Miller Park. The current proposal extends the west end 1,200 feet into Waukesha County and also serves as a connecting hub for points of the trail just southeast of Brewer Stadium.

This is a cooperative project between several agencies and the transactions will help implement a major trail improvement project.

RECOMMENDATION: That the Board approve the acquisition of 7.925 acres of land in fee title and easements for the Hank Aaron State Trail at a cost of $516,284.

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:

Richard E Steffes — 5-18-09
Real Estate Director, Richard E. Steffes - LF/6 — Date

Laurie Osterndorf — 5/18/09
Administrator, Laurie Osterndorf - AD/8 — Date

Matthew J. Frank — 5/18/09
Secretary, Matthew J. Frank - AD/8 — Date

cc: S. Miller – LF/6
R. Steffes – LF/6
L. Ross – AD/8
D. Schuller – PR/6
G. McCutcheon – SER/Milwaukee

State of Wisconsin

CORRESPONDENCE/MEMORANDUM

DATE: May 13, 2009 FILE REF: PR 40053

TO: Governor Doyle

FROM: Matthew J. Frank

SUBJECT: Proposed Land and Easement Acquisition for Hank Aaron State Trail, Tract, File # PR 40053, Approval Requested By June 30, 2009

1. PARCEL DESCRIPTION:

Hank Aaron State Trail
Milwaukee and Waukesha Counties

Schedule of Land Transfers:

Parcel	Grantor	Interest	Acres	Cost	Proposed Use
a.	Canadian Pacific	Fee title	2.75	$175,284	Recreational Trail
b.	Canadian Pacific	Easement	3.1	$201,000	Trail, Valley Passage
c.	Watson Family Enterprises, LLC	Fee title	0.12	$140,000	Trail user services, restrooms
d.	Redevelopment Authority (RACM)	Easement	0.755	$1.00	Access for maintenance
e.	Redevelopment Authority (RACM)	Easement	0.32	$1.00	Bridge (north)
f.	Redevelopment Authority (RACM)	Easement	0.58	$1.00	Trail east to Airline Yards
g.	Valley Passage, LLC	Easement	0.30	$1.00	Valley Passage (south)

Parcel Descriptions:

a. One-hundred (100) feet by 1,200 feet, extends from west end of state trail extension, crosses Underwood Creek to Blue Mound Road; spans the county line at Wauwatosa and Brookfield.

b. South of Menomonee River, connects east and west state trail segments. This 2,000-foot corridor is just southeast of Brewer Stadium. Also includes pedestrian tunnel to the south.

c. Improved with older residence/commercial building. To be leased to Urban Ecology Center for redevelopment. Will provide restrooms and services for trail users as well as educational programs (state restroom development savings of $400,000).

d, e, f. Redevelopment Authority land, to be used for a pedestrian bridge over the river just north of proposed Valley Passage as well as a section of trail to a future city park ("Airline Yards") to the east near the Mitchell Domes.

g. This easement is located on Pierce Street along the east side of Parcel C above. Together, the two parcels are needed to connect the public street to Valley Passage at a moderate slope.

Appraised Values: $400,000 for Canadian Pacific Railway parcels, $125,000 for Watson parcel. Easements from RACM and Valley Passage, LLC were not appraised and will be conveyed for $1.00.

Agreement Date: May 13, 2009

2. JUSTIFICATION:

The Department proposes to acquire a total of 7.925 acres in fee title and easement for the Henry Aaron State Trail in Milwaukee and Waukesha Counties. Cost of the acquisition will total $516,284. Most of the parcels to be acquired in this transaction are for the purpose of connecting the east and west segments of the trail and for the Valley Passage project. The parcels are located in the area just southeast of Miller Park (Brewer

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Stadium) in Milwaukee except for a 2.75-acre parcel. That parcel will extend the west end of the state trail about ¼-mile from Underwood Park into Waukesha County.

The Hank Aaron State Trail was initiated in 1991 when the Wisconsin State Legislature directed the Department of Natural Resources to study the feasibility of establishing "Henry Aaron State Park" in the City of Milwaukee. Based on community input and the review of the Milwaukee County Park and Open Space Plan and the city's Menomonee Valley Plan, the Department's study shifted focus to the establishment of an urban greenway. It was believed that a trail and associated greenway would fulfill goals of providing increased opportunities for recreation and enhancement of natural resources in the urban center. In 1996, the Natural Resources Board approved the master plan for the project, subsequently named the Hank Aaron State Trail. In 2007, an amendment to the master plan was approved that included additional miles of trail and green space.

The Hank Aaron State Trail is currently approximately six miles in length from Miller Park to the lakefront. Trail segments exist within painted lanes on city streets from the lakefront to the Sixth Street viaduct. A continuous, off-road path was completed in the summer of 2006 from Sixth Street to Miller Park. On-street linkages also exist to form a connection from the Miller Park segment north to the Milwaukee County Park's Oak Leaf Trail in Doyne Park. The Oak Leaf Trail links to other trail systems across the state making it possible to bike from Lake Michigan to Dodgeville. The trailhead in Lakeshore State Park positions the trail next to high visibility projects such as the Calatrava addition to the Milwaukee Art Museum and the Discovery World (Lake Schooner) project. In 2006, the Department acquired the five-mile long extension of the trail. After trail development, this former rail corridor will extend the trail to the west edge of Milwaukee County.

The trail will be open year-round and accessible at all times. The Department is responsible for all existing and future trail operations. A Memorandum of Understanding with the City of Milwaukee for operation and maintenance of portions of the trail has been signed. The Hank Aaron State Trail will be constructed to meet all applicable design standards.

The Hank Aaron State Trail is an important element in a comprehensive project to restore several hundred acres of land in the Menomonee Valley in Milwaukee, Wisconsin. The City of Milwaukee took the lead in the project to return land that had been deemed brownfields to both economic and environmental viability.

The City of Milwaukee (Redevelopment Authority) owns the Airline Yard and has been involved in the planning for this project. The DNR has been working closely with the Menomonee Valley Partners, Inc. (MVP) who has been taking the lead in the development of a 23-acre park on the property. The Hank Aaron State Trail will be a major element of the park. Easements will be donated by the property owner, the City of Milwaukee to the Department to connect the trail to this proposed park.

Establishment of a park and trail in this area provides increased opportunities for recreation to the state's largest concentration of population, as the trail runs along the three most diverse and densely populated census districts in the state. The six-mile trail is within a 15-minute (three-mile) bike ride of over 300,000 people. The trail project is also a key component in the major redevelopment of the Menomonee Valley and is expected to lead the way in changing the character and image of a former industrial corridor. Its location along the Menomonee River is an integral component in enhancing and protecting natural resources in the urban center. Development of the park and trail lead to contamination reduction, decreased erosion, reduced runoff to the river and will improve the habitat available to aquatic and terrestrial species.

Land rights acquired in this action are needed to go forward with a multi-million dollar public project in the area. Just over $5,000,000 in federal grants and $3,000,000 in state funds are anticipated for trail development, river access and urban park development. The Department of Transportation will administer much of the work; most of the federal funding is transportation related from the Congestion Mitigation and Air Quality program.

The easements to be acquired southeast of Miller Park (Brewer Stadium) will serve to connect the department-owned five-mile fee title westerly extension to the six-mile trail that runs to the lakefront. The city, with its recent Canal Street upgrade, built a bike path to accommodate the state trail. Easements from Canadian Pacific extend the Department's land control to Valley Passage and to Airline Yards (now public land) serving to link and form a hub of connections.

This hub will connect:

- To the west, five-mile department-owned westerly trail extension to Waukesha County;
- To the east, Redevelopment Authority-owned Airline Yards, a future city park on 23 acres on the Menomonee River;
- To the north, a new bridge over the river to the current bike path along Canal Street and continuation on toward the lakefront;
- To the south, the Valley Passage project involves sun lighting the old pedestrian tunnel, reconfiguration of the railroad bridge and a new access to Pierce Street and Milwaukee's Third Ward.

This is a cooperative project with the Department of Transportation providing construction, the Department of Natural Resources owning the trail, bridge and passage, RACM and Valley Passage to conveying land rights and the city maintaining property. The Department will reimburse Menomonee Valley Partners for actual and reasonable costs (about $50,000) related to environmental contamination inspections

Approval will allow a major redevelopment effort to move forward in Milwaukee and will connect up a total of 11 miles of state trail in the state's most populated area.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
$2,500,000	$211,076

4. ACQUISITION STATUS OF THE HANK AARON STATE TRAIL:

Established: 1996
Acres Purchased to Date: 67.75
Acquisition Goal: 110 acres
Percent Complete: 61.6%
Cost to Date: $4,500,000

5. APPRAISAL: Canadian Pacific Railway Parcels

Appraiser: Augustyn Appraisal Service
Valuation Date: April 15, 2009
Appraised Value: $400,000
Highest and Best Use: Sale to abutters

Allocation of Values:

land: 5.85 acres @ $68,376/per acre: $400,000

Appraisal Review: Richard Steffes – May 1, 2009

Comment: The value per acre is about he same as the 2006 state purchase from Canadian Pacific. In that transaction, the state acquired about 5.5 miles of corridor (the westerly extension) for $4,500,000. In the same time period. Canadian Pacific sold land to DOT for the Marquette Interchange at the same value. The appraiser did not see a significant change in value since 2006. The actual purchase price of $376,284 is below appraised value.

5a. APPRAISAL: Watson Family Enterprises Parcel

Appraiser: Vitale Realty Associates
Valuation Date: March 11, 2009
Appraised Value: $125,000
Highest and Best Use: Commercial

Allocation of Values:

land: 0.12-acre site value: $125,000

Appraisal Review: Douglas Haag – May 5, 2009

Comment: The purchase price of $140,000 exceeds appraised value, but is the best that could be negotiated.

RECOMMENDED:

Richard E. Steffes — Date: 5-18-09

Bureau of Legal Services — Date: 5-18-09

Laurie Osterndorf — Date: 5/18/09

RES:js

R/W PROJECT NUMBER	SHEET NUMBER	TOTAL SHEETS
1693-38-00	4.1	10
FEDERAL PROJECT NUMBER 1693-38-00		

PLAT OF RIGHT-OF-WAY REQUIRED FOR

HANK AARON STATE TRAIL

W. BLUEMOUND ROAD TO MITCHELL PARK

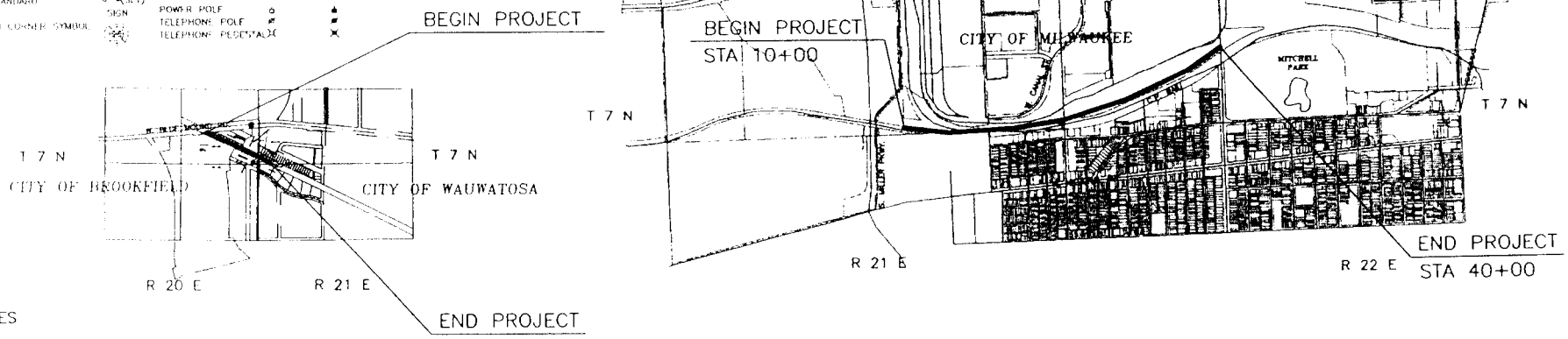
CONSTRUCTION PROJECT NUMBER

1693-38-00

CONVENTIONAL SYMBOLS AND ABBREVIATIONS

STATE, COUNTY, OR TOWN LINE		ACCESS POINT	AP
		ACCESS RIGHTS	AR
SECTION LINE		ACRES	AC.
QUARTER LINE		AND OTHERS	ET AL.
SIXTEENTH LINE		CENTERLINE	C/L
PROPOSED REFERENCE LINE		CERTIFIED SURVEY MAP	CSM
PROPOSED R/W LINE		DOCUMENT	DOC.
EXISTING H.E. LINE		HIGHWAY EASEMENT	H.E.
PROPERTY LINE		LAND CONTRACT	LC
EASEMENT LINE		MONUMENT	MON.
CORPORATE LIMITS		PAGE	P.
EXISTING CENTERLINE		PERMANENT LIMITED EASEMENT	PLE
LOT & TIE LINES		PROPERTY LINE	PL
UTILITIES		RECORDED AS	(100')
TELEPHONE GAS ELECTRIC CABLE		REFERENCE LINE	R/L
NO ACCESS (BY PREVIOUS ACQUISITION/CONTROL)		REMAINING	REM
NO ACCESS (BY ACQUISTION)		RIGHT-OF-WAY	R/W
NO ACCESS (BY STATUTORY AUTHORITY)		SECTION	SEC.
FEE (HATCH VARIES)		SQUARE FEET	SQ.FT.
TEMPORARY LIMITED EASEMENT		STATION	STA.
PERMANENT LIMITED EASEMENT		TEMPORARY LIMITED EASEMENT	TLE
PARCEL NUMBER		VOLUME	V.
SIGN NUMBER (OFF PREMISE)		**CURVE DATA**	
BUILDING		LONG CHORD	LCH
FOUND IRON PIPE/PIN		LONG CHORD BEARING	LCB
R/W MONUMENT		RADIUS	R
R/W STANDARD		DEGREE OF CURVE	D
SIGN		CENTRAL ANGLE OR DELTA	DELTA
SECTION CORNER SYMBOL		LENGTH OF CURVE	L
		TANGENT	TAN

	NON COMPENSABLE	COMPENSABLE
POWER POLE		
TELEPHONE POLE		
TELEPHONE PEDESTAL		



NOTES

COORDINATES AND BEARINGS ON THIS PLAT ARE ORIENTED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, MILWAUKEE COUNTY, NAD 83 (2007) ADJUSTMENT. COORDINATES ON DETAIL SHEET 4.11 ARE ALSO SHOWN IN WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY, NAD 83 (2007) ADJUSTMENT.

THE COORDINATES SHOWN ARE GRID COORDINATES AND ARE TO BE USED AS GRID OR GROUND VALUES ON THIS PLAT.

RIGHT-OF-WAY BOUNDARIES ARE DEFINED WITH COURSES OF THE PERIMETER OF THE HIGHWAY LANDS REFERENCED TO THE U.S. PUBLIC LAND SURVEY SYSTEM OR OTHER SURVEYS OF PUBLIC RECORD.

REVISION DATE	APPROVED FOR: DEPARTMENT OF NATURAL RESOURCES
	APPROVED FOR THE DEPARTMENT
	DATE: ..... (SIGNATURE)
	E

SCHEDULE OF LANDS & INTERESTS REQUIRED

AREAS SHOWN IN THE TOTAL ACRES COLUMN MAY BE APPROXIMATE AND ARE DERIVED FROM TAX ROLLS OR OTHER AVAILABLE SOURCES AND MAY NOT INCLUDE LANDS OF THE OWNER WHICH ARE NOT CONTIGUOUS TO THE AREA BEING ACQUIRED.

PARCEL NUMBER	SHEET NUMBER	OWNER(S)	TAX KEY NO.	INTEREST REQUIRED	TOTAL AREA ACRES	R/W AREA REQUIRED NEW (EASEMENT) ACRES
1	4.4 - 4.7(A)	REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE	424-0403-000-5 423-0012-000-2	T.B.D.	47.69	T.B.D.
1A	4.4			EASEMENT FOR ACCESS ROAD	14.46	0.755
1B	4.5, 4.7(A)			EASEMENT FOR BRIDGE		0.318
1C	4.5, 4.7(A)			EASEMENT FOR EAST-WEST TRAIL		0.582
2	4.4 - 4.8	SOO LINE RAILROAD CO.	436-9999-000-1, 423-9999-002, 423-9999-003-8 & 425-9981-110-3	EASEMENT FOR EAST-WEST TRAIL	?, 1.52, 1.26	2.971
2A	4.4, 4.5, 4.7(A)			EASEMENT FOR TUNNEL		0.126
2B	4.8		412-9999-03 (BLUEMOUND RD.)	EASEMENT OR LICENSE		2.754
3	4.5, 4.7(A)	TO BE OWNED BY WDNR	436-0004-100-3 436-0007-000-3	EASEMENT	0.30 0.12	0.217

4

4

DATE:	HWY: HANK AARON STATE TRAIL	R/W PROJECT NO. 1693-38-00	PLAT SHEET NO: 4.2	E
	COUNTY: MILWAUKEE			

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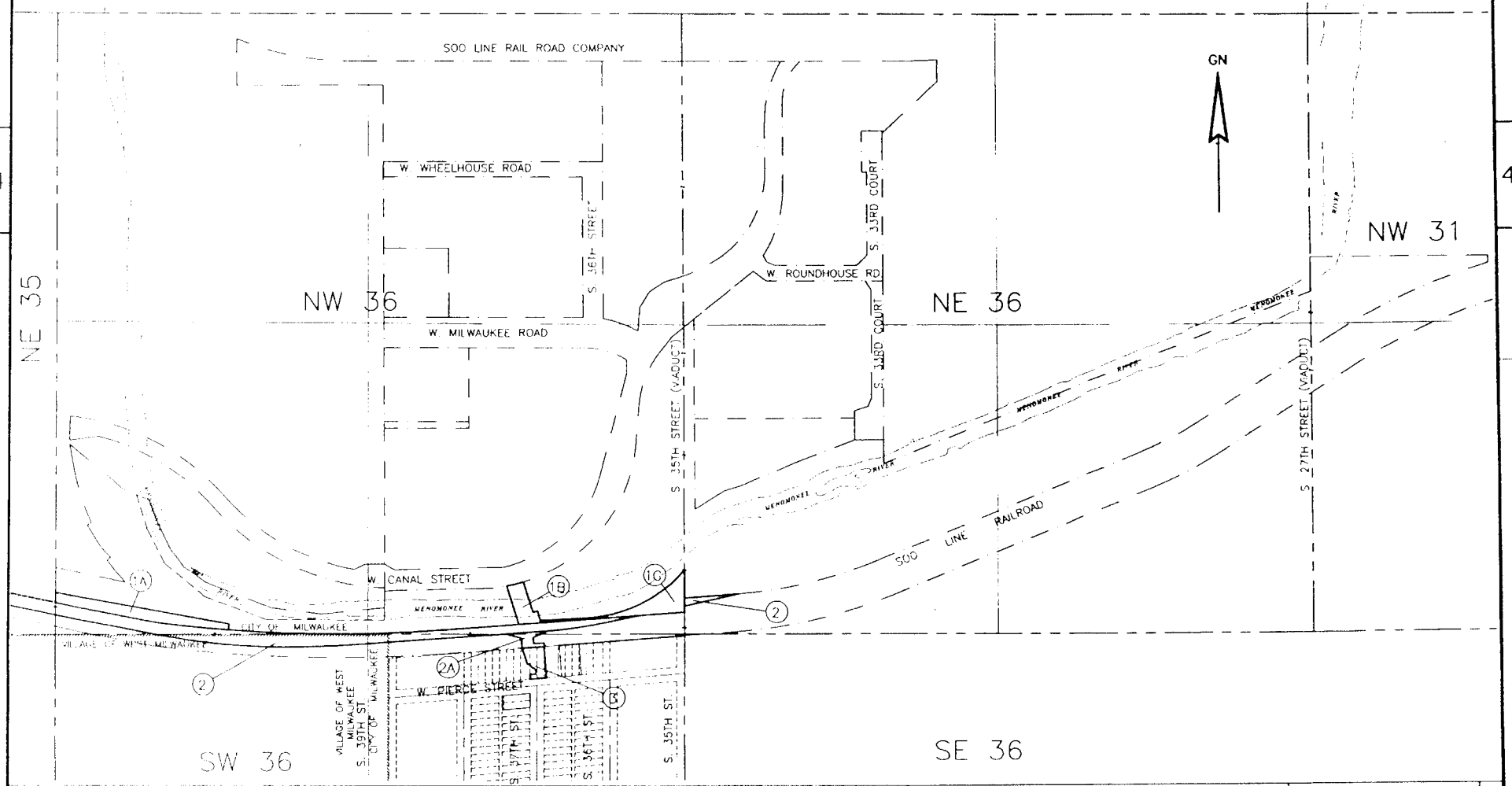

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		COUNTY: MILWAUKEE			

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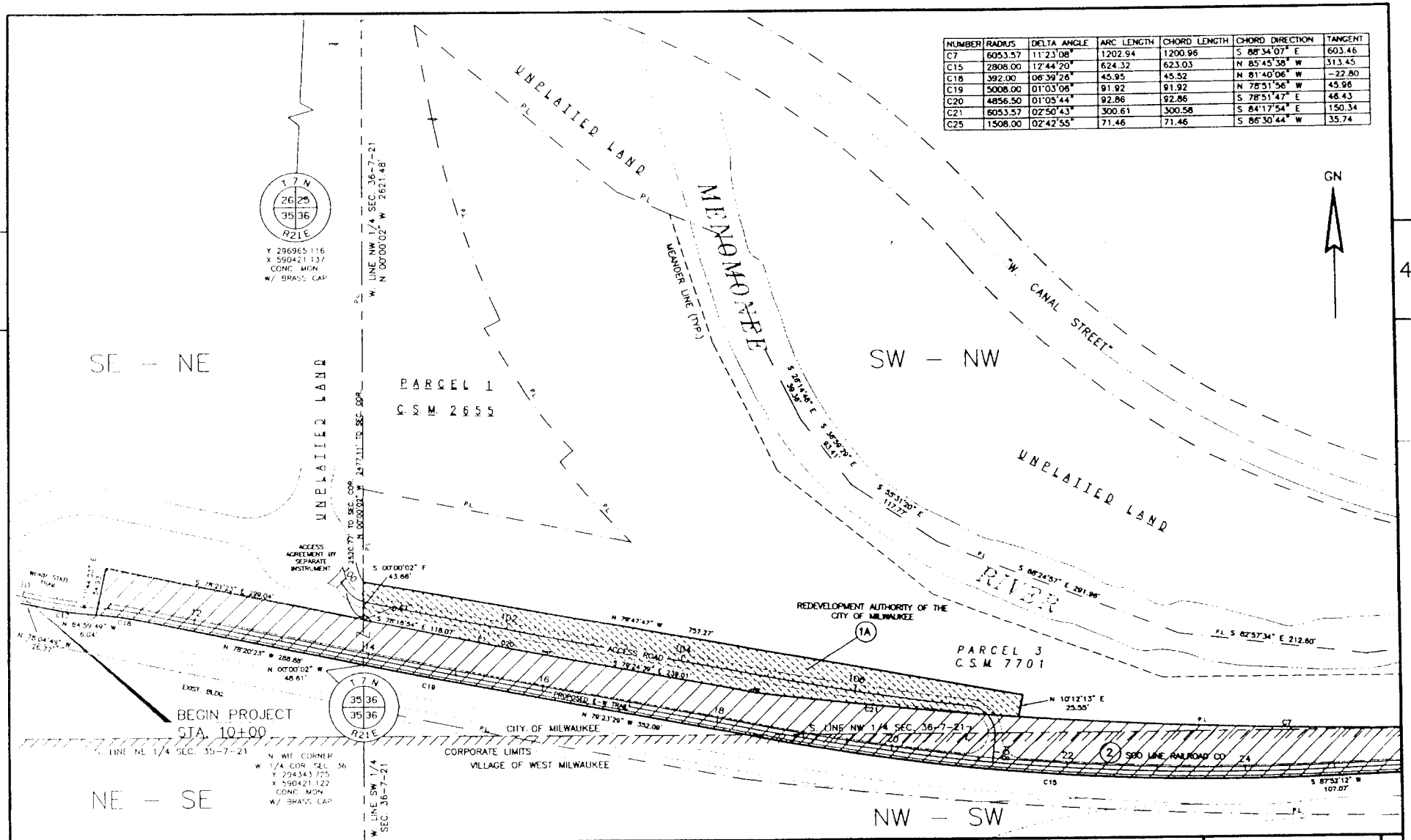
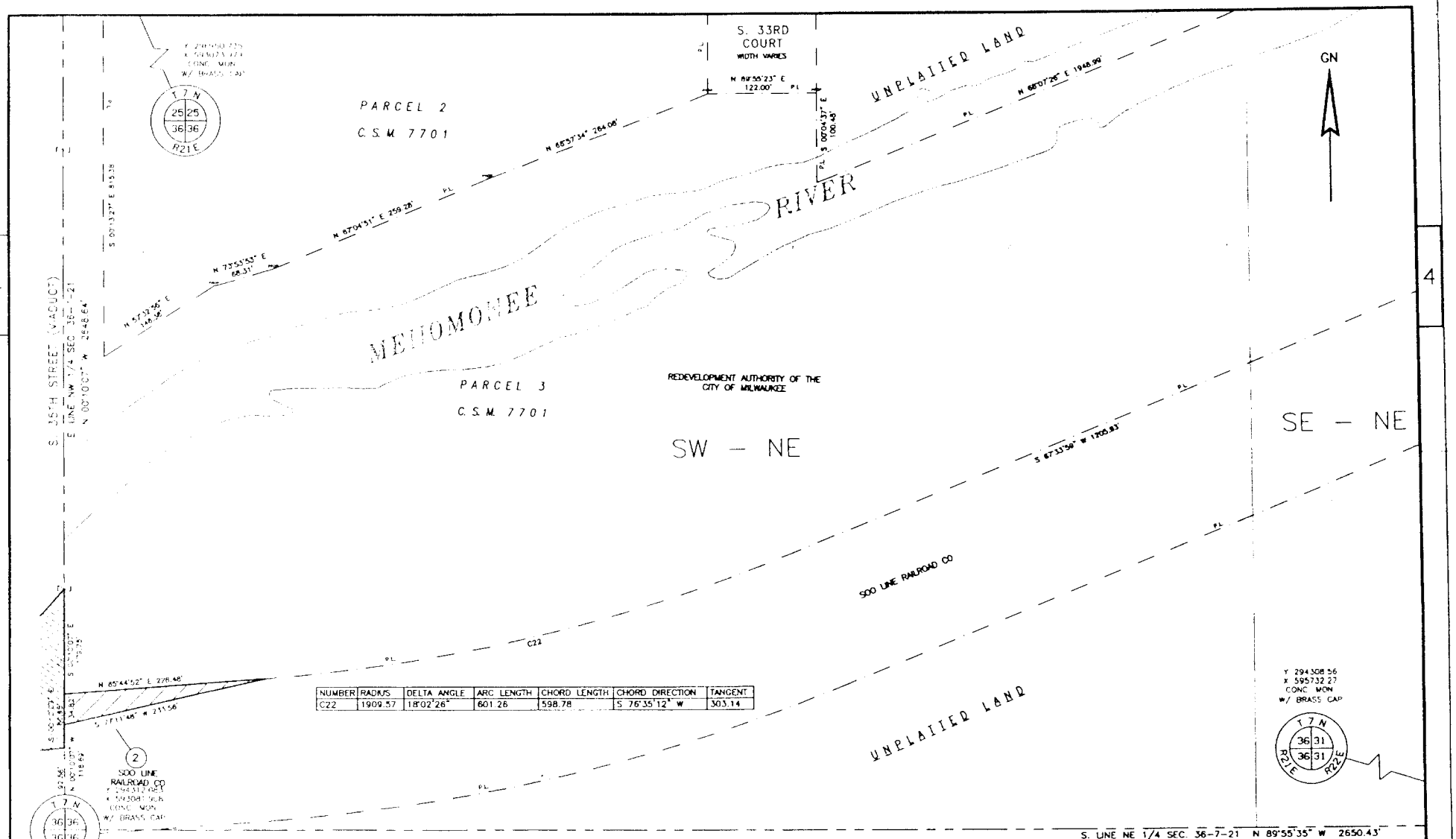
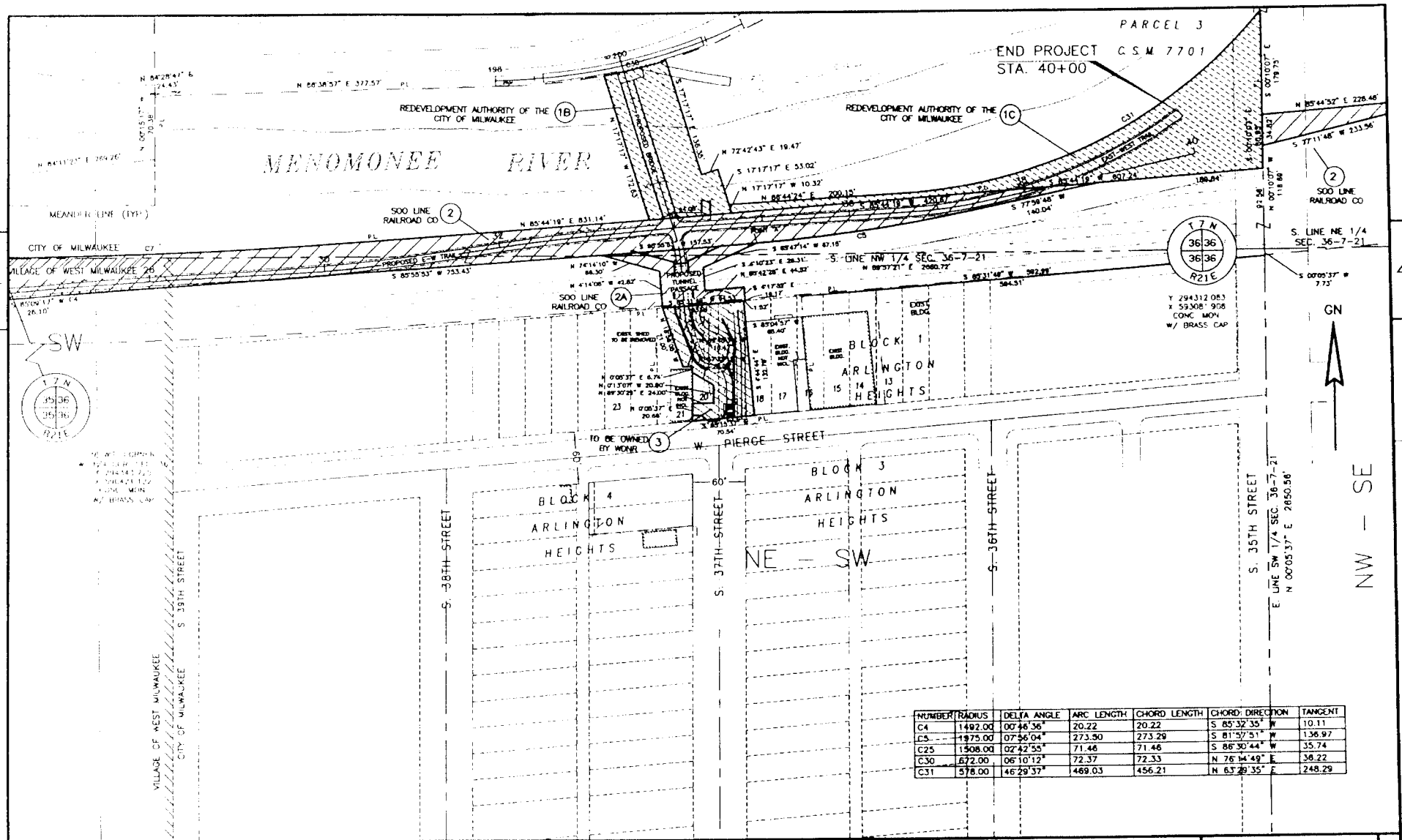
NUMBER	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION	TANGENT
C7	6053.57	11°23'08"	1202.94	1200.96	S 88°34'07" E	603.46
C15	2808.00	12°44'20"	624.32	623.03	N 85°45'38" W	313.45
C18	392.00	06°39'26"	45.95	45.52	N 81°40'06" W	-22.80
C19	5008.00	01°03'06"	91.92	91.92	N 78°51'56" W	45.96
C20	4856.50	01°05'44"	92.86	92.86	S 78°51'47" E	46.43
C21	6053.57	02°50'43"	300.61	300.58	S 84°17'54" E	150.34
C25	1508.00	02°42'55"	71.46	71.46	S 86°30'44" W	35.74





NUMBER	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION	TANGENT
C22	1909.57	18°02'26"	601.26	598.78	S 76°35'12" W	303.14



NUMBER	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION	TANGENT
C4	1492.00	00°46'36"	20.22	20.22	S 85°32'35" W	10.11
C5	1975.00	07°56'04"	273.50	273.29	S 81°57'51" W	136.97
C25	1508.00	02°42'55"	71.46	71.46	S 86°30'44" W	35.74
C30	672.00	06°10'12"	72.37	72.33	N 76°14'49" E	36.22
C31	578.00	46°29'37"	469.03	456.21	N 63°29'35" E	248.29

DATE:	SCALE: FEET	HWY: HANK AARON STATE TRAIL	R/W PROJECT NO. 1693-38-00	PLAT SHEET NO: 4.5
		COUNTY: MILWAUKEE		E

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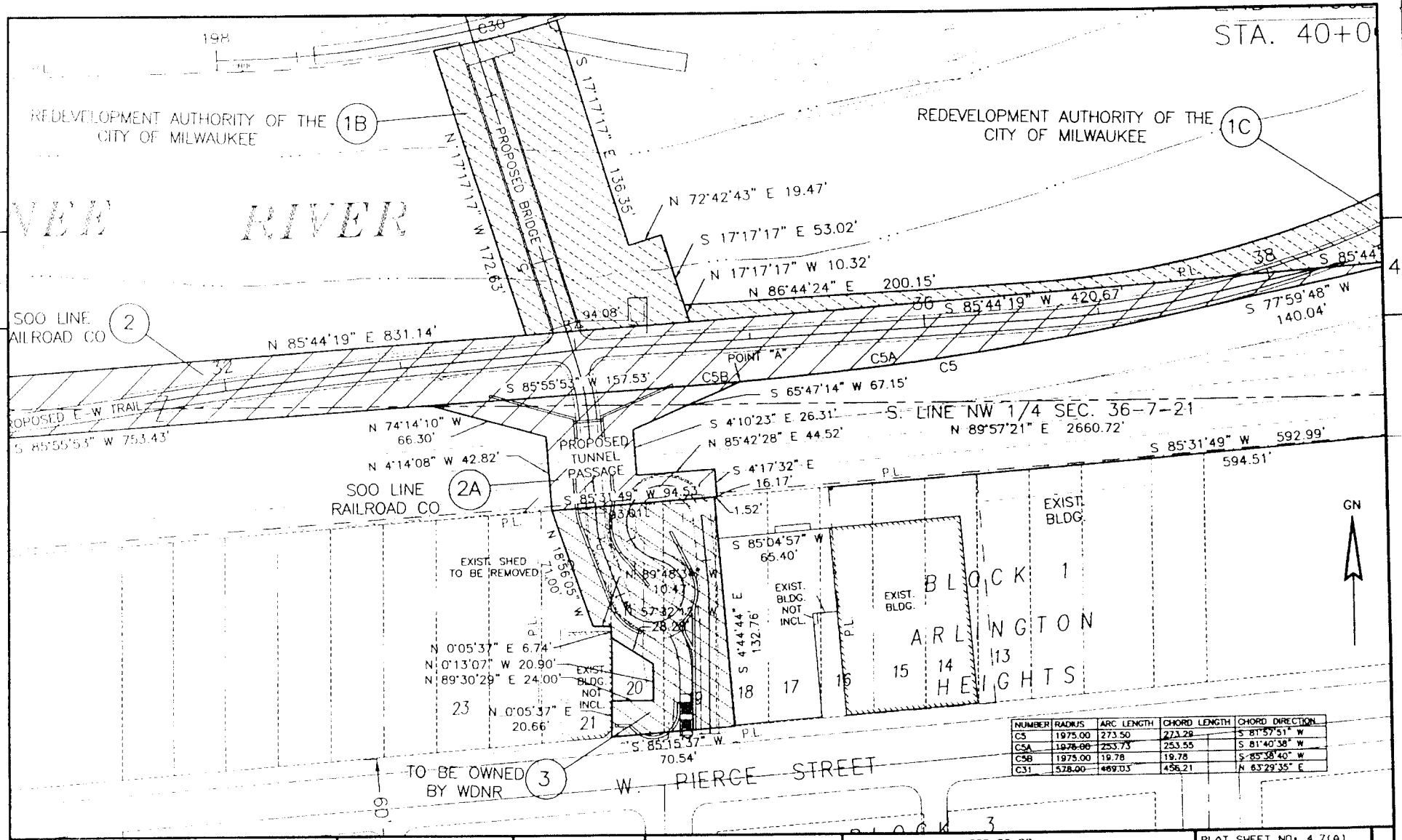
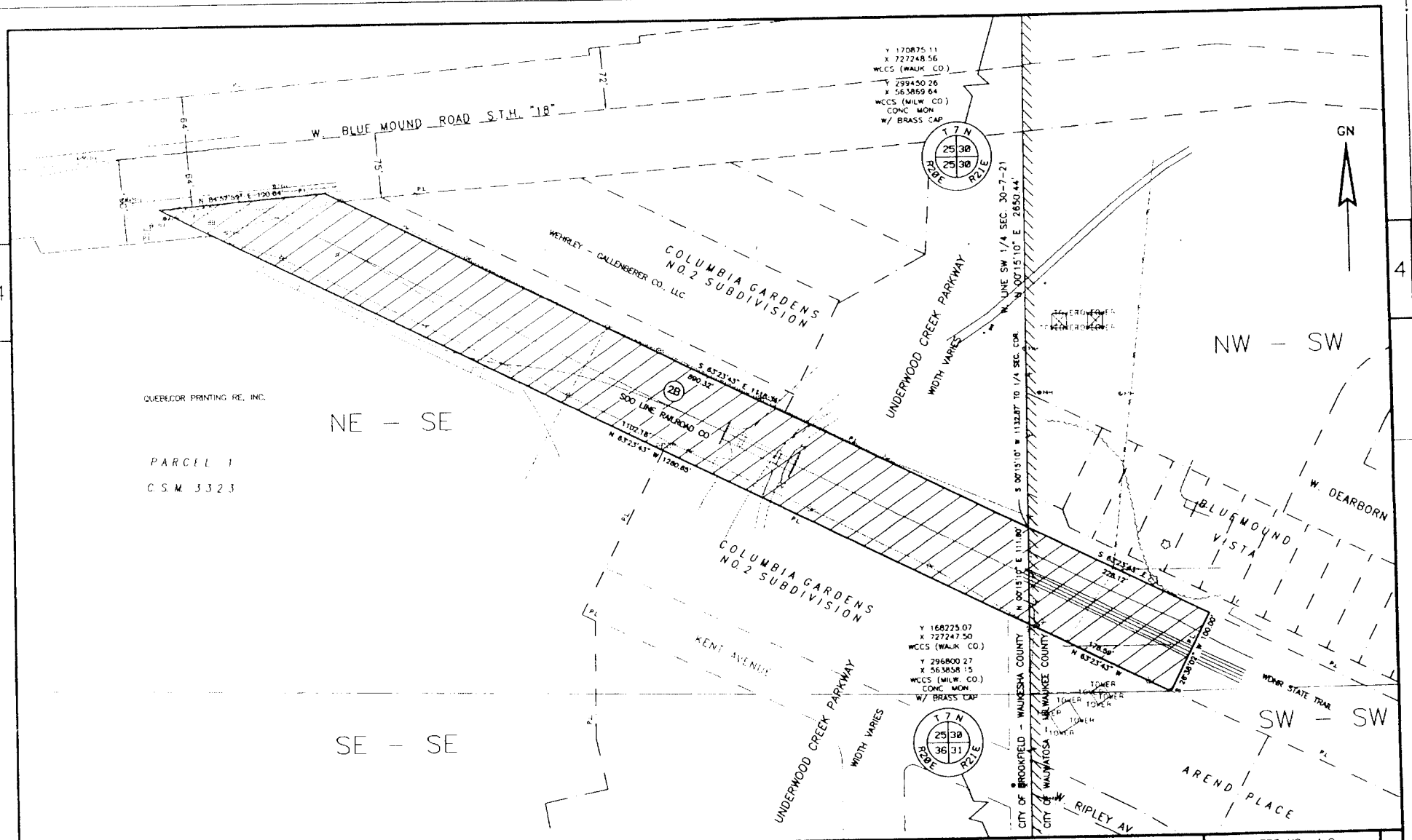


NUMBER	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C5	1975.00	273.50	273.29	S 81°57'51" W
C5A	1975.00	253.73	253.55	S 81°40'38" W
C5B	1975.00	19.78	19.78	S 85°38'40" W
C31	578.00	469.03	456.21	N 63°29'35" E



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			COUNTY: MILWAUKEE/WAUKESHA		E

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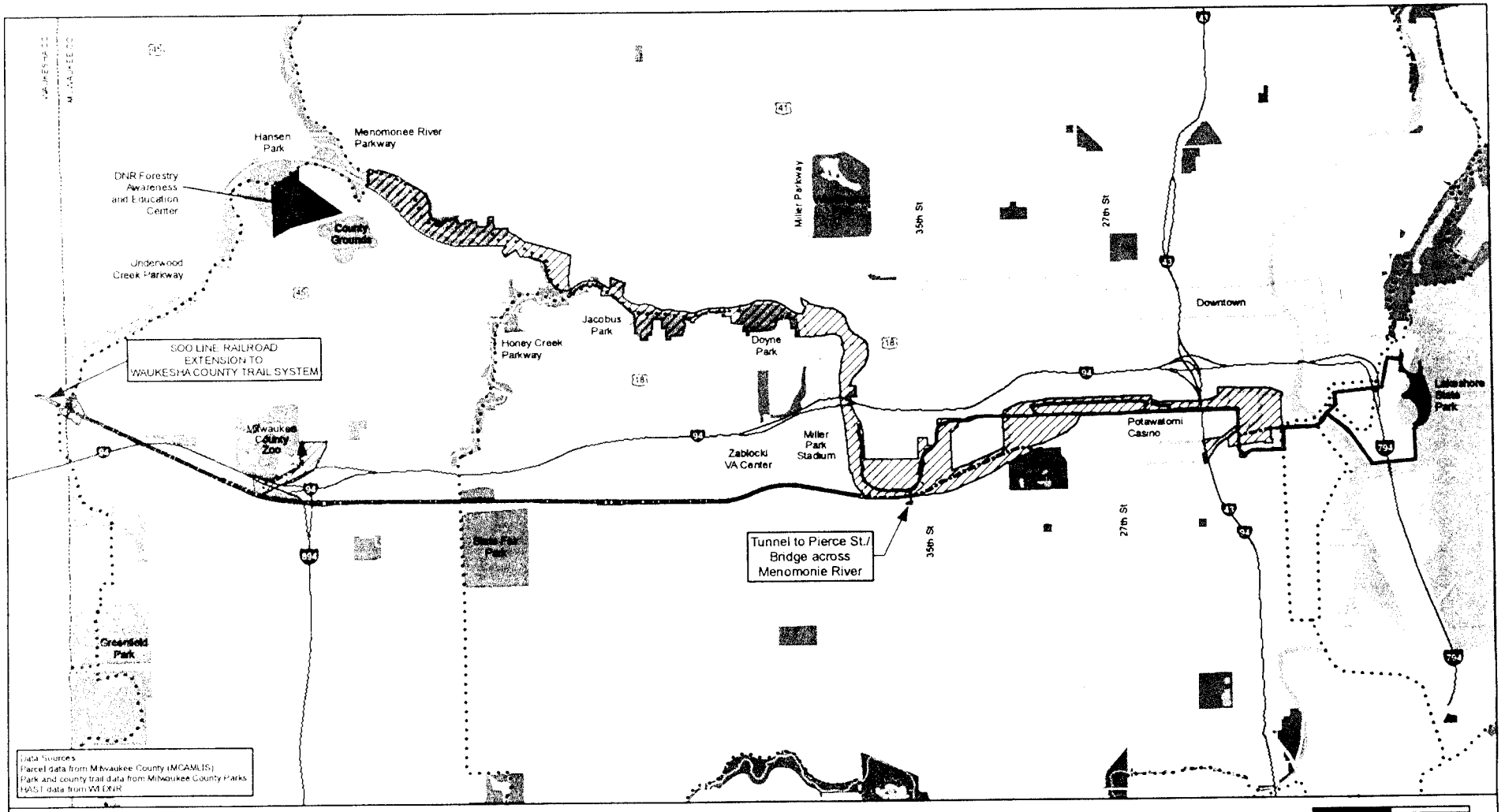

Hank Aaron State Trail

Project Overview Map

Hank Aaron State Trail Project Boundary

DNR Managed Land

Milwaukee Co Parks

Hank Aaron State Trail (Complete)

Hank Aaron State Trail (Proposed)

Oak Leaf Trail (Milw. Co.)

New Berlin Rec Trail (Wauk. Co.)

0 Mile 1

WISCONSIN DEPT OF NATURAL RESOURCES
Bureau of Facilities and Lands

HAST-D-05/13/2009 acr