

**SUBJECT:** Land Acquisition – North Country National Scenic Trail – Douglas County

**FOR:** JUNE 2013 BOARD MEETING

**TO BE PRESENTED BY:** Douglas J Haag

**SUMMARY:** The Department has obtained an option to purchase 78 acres of land from Rodney Van Horenweder for \$182,800 for the North Country National Scenic Trail (NCT) in Douglas County. The item is being submitted because the purchase price is more than \$150,000.

Acquisition of this property would allow for ownership on both sides of the Black River and includes a trail bridge for river crossing. This upland parcel is located in a very scenic area, close to Pattison State Park and will be a tremendous asset for the NCT and the park. The property includes approximately 3000 feet of frontage on the Black River, which offers smallmouth bass and trout fishing. All five NBOAs (Nature Based Outdoor Activities; hunting, fishing, trapping, cross-country skiing, and hiking) would be allowed on the property.

In 1980, Congress passed legislation creating the North Country Trail. Wisconsin subsequently made the NCT an official part of our State Trail system. The National Park Service administers the trail in cooperation with other Federal, State and local agencies, private organizations, and individuals, including many supportive landowners. The North Country Trail links outstanding scenic, natural, recreational, historic, and cultural areas in seven of our northern States (North Dakota, Minnesota, Wisconsin, Michigan, Ohio, Pennsylvania and New York). Once complete, the trail will stretch more than 4,600 miles and will be within a day's drive of 40% of America's population. In Wisconsin the NCT is laid out through the four northern counties Douglas, Bayfield, Ashland and Iron Counties totaling approximately 220 miles in length.

The provisions of the National Trails System Act require that the work of developing, managing, and protecting the various segments of the NCT be a cooperative effort involving many agencies at all levels of government as well as private interests. Volunteer organizations and individuals will assist with the work of developing and maintaining the trail.

The National Park Service certifies segments of the trail once it has been developed and managed in accordance with the National Trails System Act and the comprehensive management plan for the trail. Certification entitles a segment to be marked with the official trail emblem. There are uncertified segments that are open to public use as well.

**RECOMMENDATION:** That the Board approve the purchase of 78 acres of land for \$182,800 for the North Country National Scenic Trail in Douglas 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 |

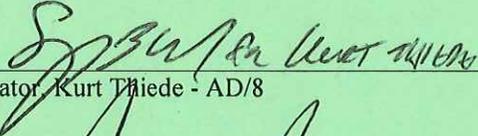
APPROVED:



Acting Real Estate Director, Douglas J Haag - LF/6

6-10-13

Date



Administrator, Kurt Thiede - AD/8

6/14/13

Date



Secretary, Cathy Stepp - AD/8

6/13/13

Date

- cc: S. Miller - LF/6  
D. Haag - LF/6  
L. Ross - AD/8  
D. Schuller - PR/6  
P. Bruggink - NOR - RHINELANDER

## CORRESPONDENCE/MEMORANDUM

DATE: June 10, 2013 FILE REF: PR 40170  
 TO: Scott Walker  
 FROM: Cathy Stepp  
 SUBJECT: Proposed Land Acquisition, Rodney Van Horenweder Tract, File # PR 40170,  
 Option Expires July 15, 2013

1. PARCEL DESCRIPTION:

North Country Nat'l Scenic Trail  
 Douglas County

Grantor:

Rodney Van Horenweder  
 3467 Manitou Valley Road  
 Superior, WI 54880

Acres: 78Price: \$182,800Appraised Value: \$182,800Interest: Fee Title PurchaseImprovements: Campground with an office building, shower house and bathrooms, well, septic and drain field, dump station, electric and water hook-ups to campground sites and playground equipment.Location: The property is located in Douglas County approximately nine miles south of SuperiorLand Description: The subject land is fairly steep away from the river and sloping to level closer to the river.Covertypes Breakdown:

Type	Acreage
Upland Woodland	78
Total:	78

Zoning: Forestry-1Present Use: Private CampgroundProposed Use: Public Use North Country National Scenic TrailTenure: In Family for decades ~ 1987Property Taxes: \$1,589Option Date: April 16, 2013Stewardship Land Access: This property will be open to the public for all nature based outdoor recreational activities ( hunting, fishing, trapping, hiking and cross country skiing).2. JUSTIFICATION:

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3. LAND MANAGEMENT:

This property will be managed by the Parks Program out of the nearby Pattison State Park. The improvements will be removed (office building, toilet shower building, older log building/shed, water and power lines to campsites). Long term management of the NCT will be accomplished in cooperation with the National Park Service and the North Country Trail Association.

4. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$1,561,000	\$27,441

5. ACQUISITION STATUS OF THE NORTH COUNTRY NAT'L SCENIC TRAIL:

Established: 2001  
Acres Purchased to Date: 733.25  
Acquisition Goal: 2,050  
Percent Complete: 35.77 %  
Cost to Date: \$639,911.30

6. APPRAISAL:

Appraiser: Lee Steigerwaldt  
Valuation Date: June 05, 2012  
Appraised Value: \$182,800  
Highest and Best Use: Recreation Property  
Allocation of Values:  
a. land: 71.4 acres @ \$1950 per acre: \$139,200  
b. improvements: \$43,600  
c. total: \$182,800 (\$2,560 per acre)  
d. market data approach used, 4 comparable sales cited  
e. adjusted value range: \$2005-\$2850 per acre  
Appraisal Review: Peter Wolter - 7/31/2012

RECOMMENDED:



Douglas J Haag, Acting Real Estate Director

6-10-13

Date



Kristin A. Hess, Bureau of Legal Services

6/11/13

Date



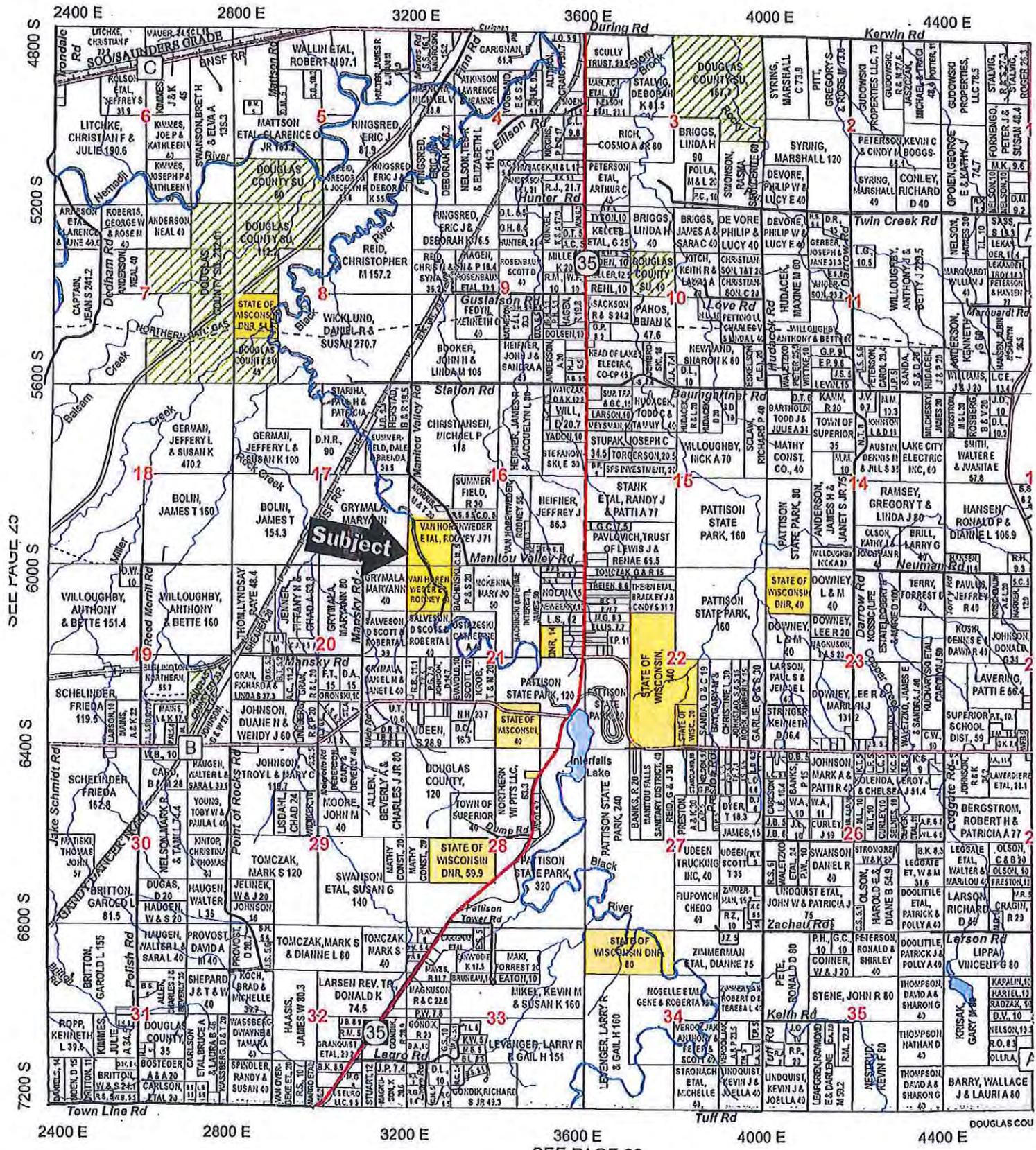
Kurt Thiede, Land Division Administrator

6/12/13

Date



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1	32	33	34	35	36
5	27	28	29	30	
9	21	22	23	24	

**Legend**

- US Highway
- Town Roads
- Pipelines
- State Land

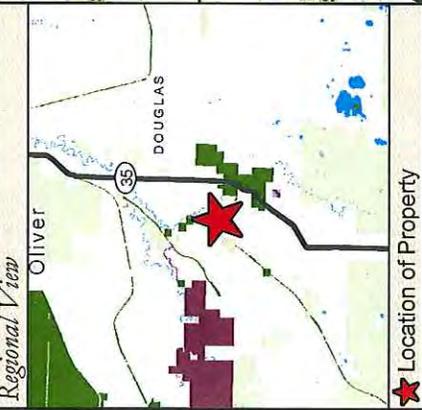
**Rodney Van Horenweder - Fee**  
 North County National Scenic Trail

PR 40170

T47N R14W Sec 16 & 21  
 Town of Superior  
 Douglas County

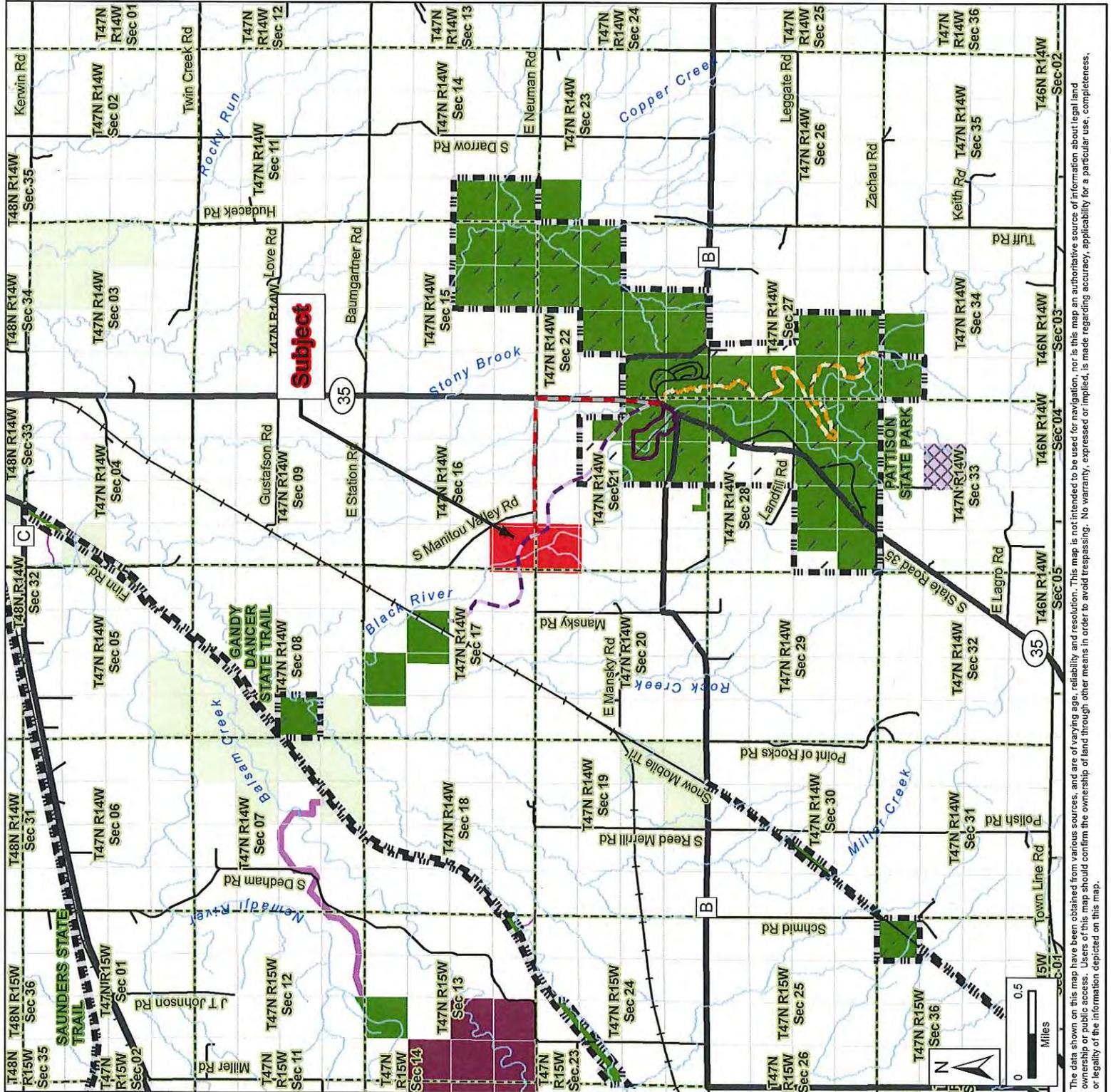
**Subject**

-  Desired Trail Route
-  Current Trail Route
-  DNR Fee Title
-  DNR Easement
-  DNR Easement (Closed to Public Access)
-  DNR Project Boundary
-  North County Nat'l Scenic Trail
-  County Forest
-  State Natural Area
-  PLS Section Line
-  QQ Section Boundary
-  Public Land - Funded by Stewardship Grants



 Location of Property

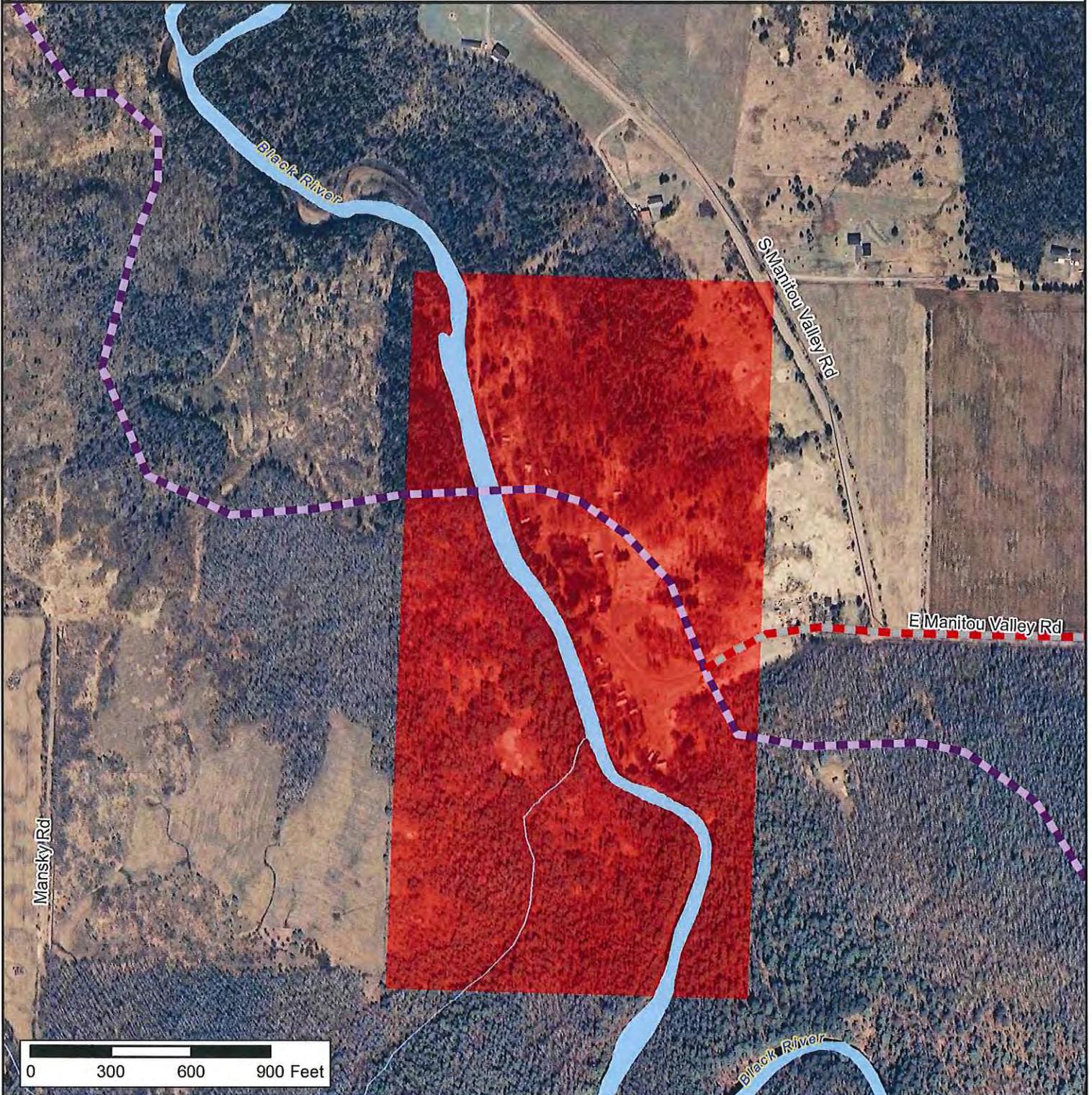
WISCONSIN DEPARTMENT OF NATURAL RESOURCES  
 Bureau of Facilities of Lands  
 Map Created: Jun 10, 2013 kmh



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# Rodney Van Horenweder - Fee

T47N R14W Sec 16 & 21, Town of Superior, Douglas County



 **Subject**

-  Desired Trail Route
-  Current Trail Route
-  DNR Fee Title Land
-  DNR Easement Land
-  DNR Project Boundary

  
  
  
Jun 10, 2013 kmh  
Real Estate Section  
Bureau of Facilities and Lands

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