

**SUBJECT: LAND SALE – HANK AARON STATE TRAIL – MILWAUKEE COUNTY**

**FOR: OCTOBER 2010 BOARD MEETING**

**TO BE PRESENTED BY:** Richard Steffes

**SUMMARY:** The Department proposes to convey a 0.122-acre of land and a building to Urban Ecology Center, Inc. The parcel is located adjacent to the Hank Aaron State Trail in Milwaukee 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 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 and subsequently named the Hank Aaron State Trail. In 2007, an amendment to the master plan was approved that included more than five additional miles of trail and green space.

This property was acquired in conjunction with a larger 0.35-acre property in July of 2009 for \$140,000 as part of Valley Passage project for the Hank Aaron State Trail. The northeast edge of the parcel was needed to accommodate the ramp connection from the street to the trail, and the Department will retain ownership of this portion of the parcel. The Valley Passage project is progressing well. A new bridge is in place over the Menomonee River, the old pedestrian tunnel is sun-lighted and a new railroad bridge is in place as part of the effort to connect the trail to the neighborhood to the south.

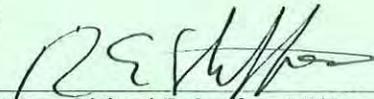
The sale of the property is subject to various deed restrictions and a right-of-first-refusal in favor of the Department. Since Urban Ecology Center, a nonprofit organization, will develop a facility supportive of the State Trail, the transfer is proposed for \$100.00. As restricted, the property is no longer needed for conservation purposes. Urban Ecology Center will provide restrooms and a kiosk for trail users and it will develop educational programs. The group has been very successful in other locations in Milwaukee, providing environmental education.

**RECOMMENDATION:** That the Board approve the sale of 0.122-acre parcel to Urban Ecology Center, Inc. for \$100.00.

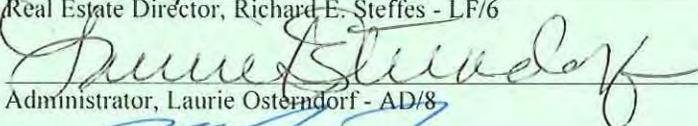
**LIST OF ATTACHED MATERIALS:**

- |  |   |   |          |
|--|---|---|----------|
| 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 |

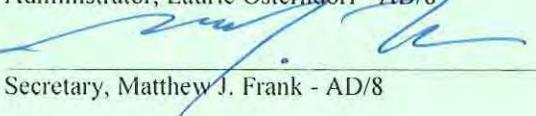
**APPROVED:**

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

10-6-10  
Date

  
\_\_\_\_\_  
Administrator, Laurie Osterndorf - AD/8

10/12/10  
Date

  
\_\_\_\_\_  
Secretary, Matthew J. Frank - AD/8

10-13-10  
Date

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

## CORRESPONDENCE/MEMORANDUM

DATE: October 6, 2010  
 TO: Governor Doyle  
 FROM: Matthew J. Frank  
 SUBJECT: Proposed Land Sale, DNR to Urban Ecology Center, Inc., File # PR 40094, Approval Requested by December 2, 2010

FILE REF: PR 40094

1. PARCEL DESCRIPTION:

Hank Aaron State Trail  
 Milwaukee County

Grantor:

State Department of Natural Resources  
 101 South Webster Street  
 Madison, WI 53707

Grantee:

Urban Ecology Center, Inc  
 c/o Judy Krause  
 1500 East Park Place  
 Milwaukee, WI 53211

Acres: 0.122Price: \$100.00Appraised Value: \$125,000 (2009)Interest: Sale of fee title subject to deed restrictions and a right-of-first-refusal.Improvements: Two Story vacant commercial building (built in 1883) and a metal shed in the lot rear.Location: The property is located in the City of Milwaukee, 3700 West Pierce Street.Land Description: The subject land is level to gently sloping lot.Covertypes Breakdown:Type:Acreage:

City Lot

0.122

Zoning: Heavy Industrial DistrictPresent Use: VacantProposed Use: Environmental Community Center with Hank Aaron State Trail facilities.Tenure: The Department has had title for 15 monthsProperty Taxes: ExemptSale Agreement Date: October 5, 20102. JUSTIFICATION:

The Department proposes to convey a 0.122-acre of land and a building to Urban Ecology Center, Inc. The parcel is located adjacent to the Hank Aaron State Trail in Milwaukee County. The property will be conveyed for \$100 and subject to various deed restrictions and a right-of-first-refusal. Urban Ecology Center, Inc. will redevelop the site as an environmental education facility. As part of the sale of the property, which includes an abandoned commercial building, Urban Ecology will be required to: (1) use the property solely for public education, recreational research, social, community stewardship and environmental purposes; (2) provide, supply and maintain men's and women's restroom facilities for the public during normal business hours; (3) construct, operate and maintain a kiosk for department use; (4) construct and maintain an air station for bike tires; (5) sell trail passes to the general public; (6) provide conference facilities to the Department and to the Friends of the Hank Aaron State Trail. In the event

Urban Ecology desires to sell the property, the Department has a right-of-first-refusal, which includes a \$140,000 credit to the benefit of the Department toward the purchase price.

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 more than five 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 the City of Milwaukee. The city took the lead in the project to return land that had been the City of Milwaukee brownfields to both economic and environmental viability.

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.

Department approval will allow the Urban Ecology Center to remove the existing commercial building and construct a neighborhood environmental education center with various amenities for trail users

3. FINANCING:

No funding is necessary for the sale of this property.

4. ACQUISITION STATUS OF THE HANK AARON STATE TRAIL:

Established: 1996

Acres Purchased to Date: 56.5

Acquisition Goal: 110 acres

Percent Complete: 51.36%

Cost to Date: \$4,500,000

5. DEPARTMENT APPRAISAL FROM ACQUISITION IN 2009:

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

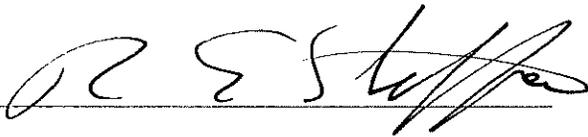
Allocation of Values:

LAND: 0.122-acre site value: \$125,000

Appraisal Review: Douglas Haag – May 5, 2009

Comment: The Department's purchase price of \$140,000 exceeded the appraised value, but was the best that could be negotiated for the parcel in 2009.

RECOMMENDED:

  
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Richard E. Steffes

10-6-10  
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Date

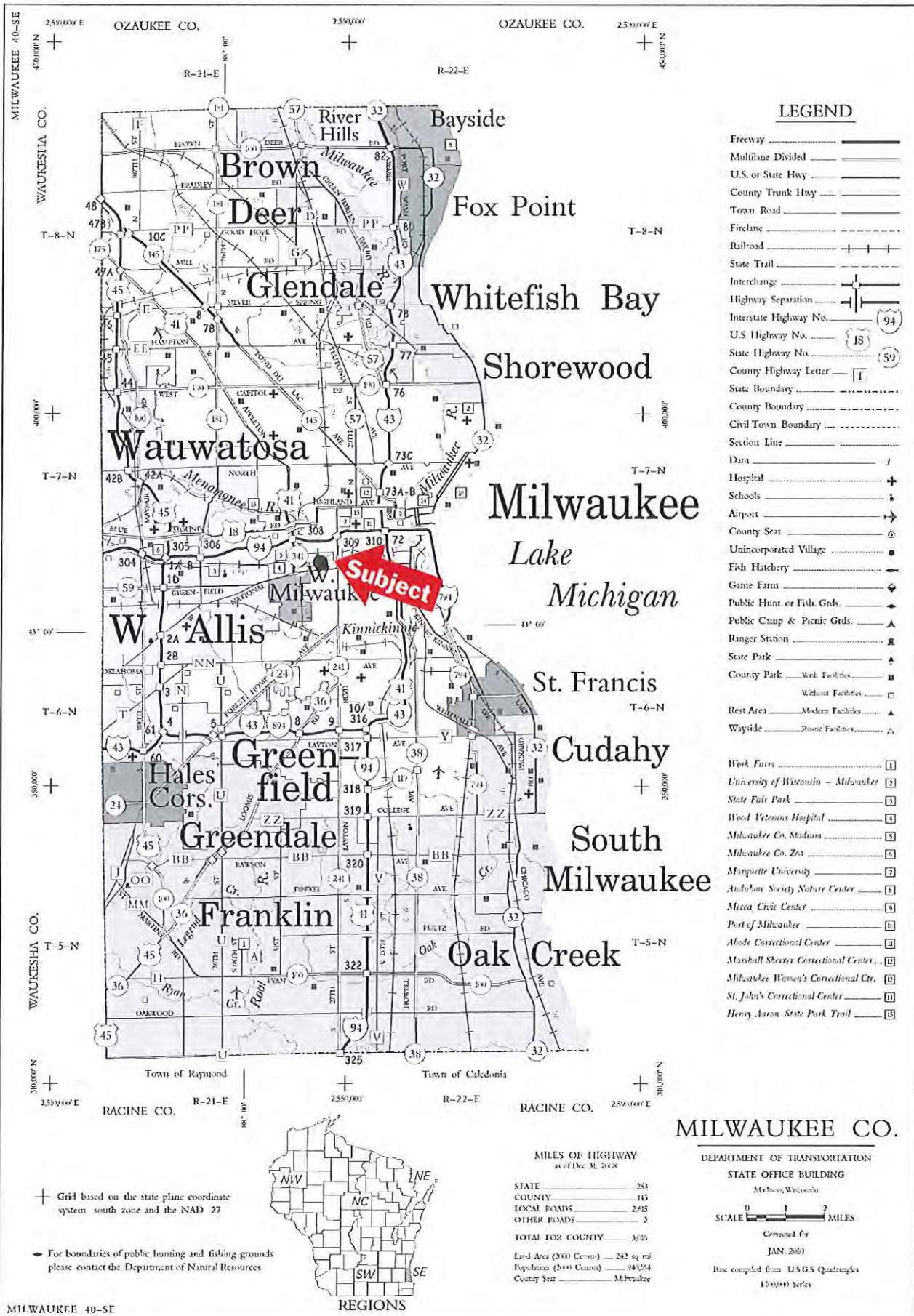
  
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Bureau of Legal Services

10-8-10  
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Laurie Osterdorf

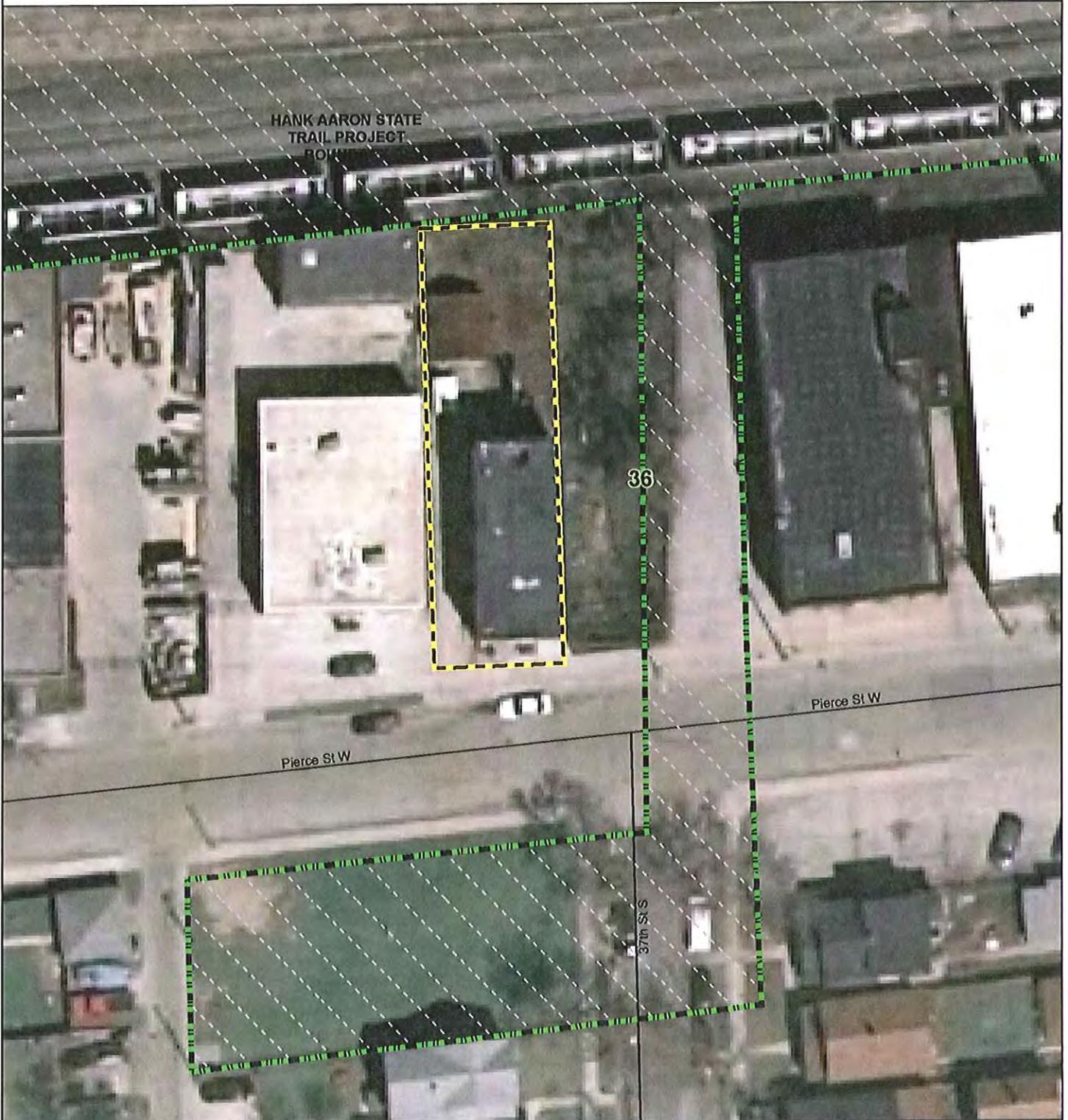
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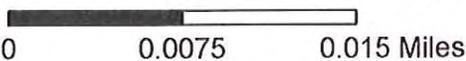
# WDNR Parcel

T7N R21E Section 36, Town of Milwaukee, Milwaukee County, WI (5,325 Sq. Ft.)



### Legend

- - - PLSS Section Line
- PLSS Quarter-Quarter
-  DNR Project Boundary
-  County Boundary
-  DNR Eased
-  DNR Owned



### Subject Property

PR 40094

Hank Aaron State Trail

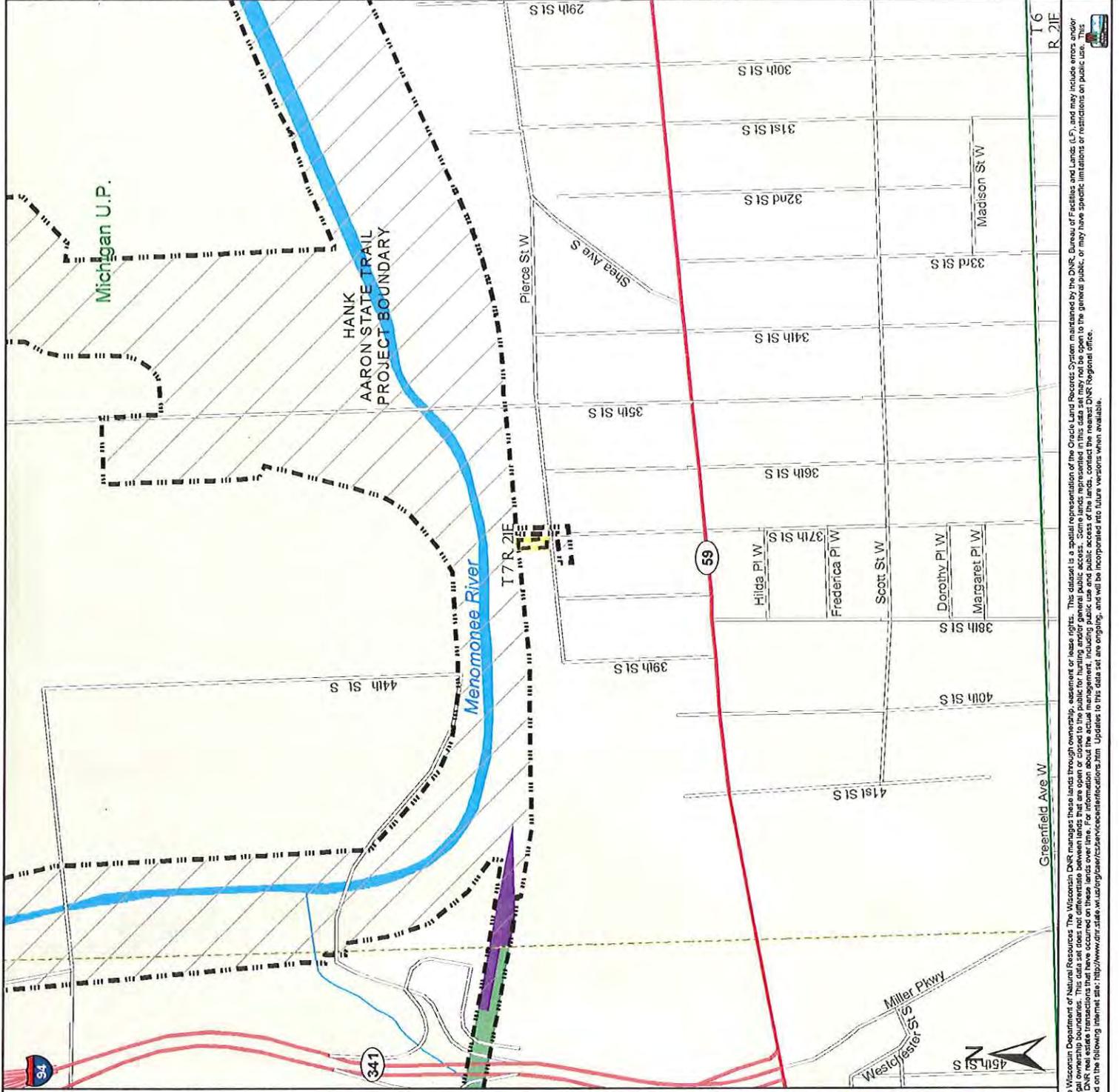
-  Fee Simple-Transfer
-  Easement
-  Ingress/Egress



State of Wisconsin

October 4, 2010  
Real Estate Section  
Bureau of Facilities and Lands

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**WDNR Parcel**  
PR 40094

Hank Aaron  
State Trail

T7N R21E Section 36  
City of Milwaukee  
Milwaukee County, WI  
(5,325.00 Sq. Ft.)

**Subject Property**

-  Fee Simple - Transfer
-  Easement
-  Ingress/Egress

**Legend**

-  DNR Project Boundary
-  State Natural Area
-  PLSS Section Line
-  County Boundary
-  DNR Owned
-  DNR Easement



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 dataset 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 DNR does not warrant the accuracy of this information. This dataset 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 this information, please contact the DNR Regional Office and Service Centers is provided on the following internet site: <http://www.dnr.state.wi.us/org/soe/c22/en/identification.htm>. Updates to this data set are ongoing, and will be incorporated into future versions when available.