

**SUBJECT: Land Acquisitions and Project Boundary Modifications – Mountain-Bay State Trail, Marathon County;  
Wild Goose State Trail–Fond du Lac County;  
And Newton Blackmour State Trail – Brown County.**

**FOR: FEBRUARY 2012 BOARD MEETING**

**TO BE PRESENTED BY:** Richard Steffes

**SUMMARY:** The Department has obtained an agreement to purchase 2.23 miles (approximately 27.07 acres) of railroad right-of-way from Canadian National’s subsidiary, Wisconsin Central Ltd. for \$553,500. These include extensions of the Mountain-Bay State Trail into the Wausau Metropolitan Area in Marathon County, the Wild Goose State Trail into the City of Fond du Lac in Fond du Lac County, and connection to the Newton Blackmour State Trail via the Oneida Nation Duck Creek Trail in Brown County. The item is being submitted due to the purchase price being over \$150,000.

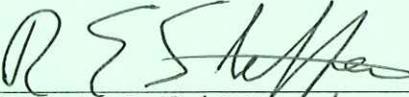
These segments are part of the State Trail Network Plan, which was approved by the Natural Resources Board in January 2001. Local input has been sought and there has been solid support for these recreational trails. This transaction will add 2.23 miles to the state trail network and help with urban connections for these intercity recreational trails.

**RECOMMENDATION:** That the Board approve the purchase of 27.07 acres of land for \$553,500 for three extensions of existing State Trails. Secondly that the Board approve adjusting the project boundaries to include these three trail extensions.

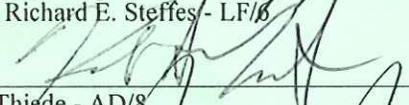
**LIST OF ATTACHED MATERIALS:**

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

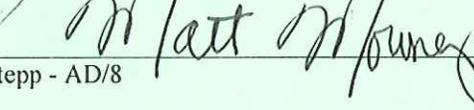
**APPROVED:**

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

1-25-12  
Date

  
\_\_\_\_\_  
Administrator, Kurt Thiede - AD/8

1-26-12  
Date

  
\_\_\_\_\_  
Secretary, Cathy L Stepp - AD/8

2-3-12  
Date

- cc: S. Miller – LF/6  
 R. Steffes – LF/6  
 L. Ross – AD/8  
 D. Schuller - PR/6  
 J. Romback-Bartels – Northeast Region  
 S. Humrickhouse – West Central Region

## CORRESPONDENCE/MEMORANDUM

DATE: January 25, 2012 FILE REF: PR40123, PR40125, & PR40126  
 TO: Scott Walker  
 FROM: Cathy L Stepp  
 SUBJECT: Proposed Land Acquisition, Wisconsin Central Ltd. Tract, Files # PR 40123, PR 40125 and PR 40126. Approval Requested By April 17, 2012

1. PARCEL DESCRIPTION:

Inactive railroad grade - extensions of three existing State Trails  
 (see table below).

Grantor:

Wisconsin Central Ltd.  
 c/o Arthur Spiros  
 17641 S. Ashland Ave  
 Homewood, IL 60430

Acres: 27.07

Price: \$553,500

Appraised Value: \$553,500

Interest: Fee Title Purchase

Improvements: None

Location:

File No.	Project	County	Miles	Acres
PR 40123	Mountain-Bay State Trail	Marathon	1.14	13.82
PR 40126	Wild Goose State Trail	Fond du Lac	0.17	2.10
PR 40125	Newton Blackmour State Trail	Brown	0.92	11.15

Land Description: All tracts are level to slightly sloping railroad rights-of-way

Covertypes Breakdown:

Type	Acreage
Former Rail Grade	27.07

Zoning: Combination of residential and commercial

Present Use: Inactive/Abandoned RR grade

Proposed Use: Recreational Trail

Tenure: The land has been owned for railroad purposes for more than 100 years. Wisconsin Central, Ltd acquired interest more than 10 years ago.

Property Taxes: Tax-Exempt.

Option Date: January 10, 2012

Stewardship Land Access: This property will be open to the public for outdoor recreational activities to include hiking, biking and cross country skiing.

2. JUSTIFICATION:

The Department has obtained an agreement to purchase 2.23 miles (approximately 27.07 acres) of railroad right-of-way from Canadian National's subsidiary, Wisconsin Central Ltd. for \$553,500. These include extensions of the Mountain-Bay State Trail into the Wausau Metropolitan Area in Marathon County, the Wild Goose State Trail into the City of Fond du Lac in Fond du Lac County, and connection to the Newton Blackmour State Trail via the Oneida Nation Duck Creek Trail in Brown County.

These State Trail extensions are identified as important links in the State Trail Network Plan that was approved by the Natural Resources Board in January of 2001. The following is a description of each corridor or extension and its significance to the State Trail Network:

*Mountain-Bay  
State Trail*

The extension of the Mountain-Bay State Trail into the Wausau Metropolitan Area, specifically into the Village of Weston, a distance of about 1.14 miles. The Mountain-Bay State Trail is one of the longest rail-trails in Wisconsin. The trail travels for 83 miles between the two geologic features it is named for; Rib Mountain and Green Bay. On the western end, the trail ends in the Village of Weston, just east of Wausau. On the eastern end, the trail ends at Howard Memorial Park near the City of Green Bay. There is a short gap in the trail in the city of Shawano near the Wolf River, where local roads are utilized.

The trail was established in 1993 and it is operated and maintained by Marathon, Shawano and Brown counties. The trail passes through several small communities and a wide variety of landscapes including farmlands, forests, and wetlands, and features numerous bridge crossings over rivers and streams. Along the Marathon County portion of the trail, there is a series of twelve interpretive signs picturing early history of the county and the former rail line on which the trail is constructed. In Eland, the Mountain-Bay State Trail connects to the northern segment of the Wiouwash State Trail.

*Wild Goose  
State Trail*

The extension Wild Goose State Trail into the City of Fond du Lac is 0.17 miles long and will extend the trail identified as Segment 61 in the State Trail Network Plan. Wild Goose State Trail was established in 1986 as a cooperative project between the Department and Dodge and Fond du Lac Counties. By agreement, the Department is to acquire the trail corridor and the counties will develop and operate it. Various segments of the trail provides opportunities for bicycling, hiking horseback riding, ATV use and snowmobiling. The parcel currently recommended for purchase connects a pedestrian/trail bridge over State highway 41 to Pioneer Road. Currently being rebuilt, Pioneer Road will have a bike path component, effectively connecting city trails to the Wild Goose Trail.

This 34-mile rail trail skirts the western edge of the vast Horicon Marsh from Fond du Lac to Clyman Junction. The Horicon Marsh, a National Wildlife Refuge and State Wildlife Area, home to over 250 bird species, is world-famous for its numerous migrant waterfowl and endless V-shaped formations of Canada geese. Wildflowers, woodlots, wildlife, prairie remnants and fertile farm fields are common sites along the trail.

The Dodge county portion is also open for ATV use when the trail surface is frozen. In addition, horses are welcomed on a separate 14 mile pathway along the main trail corridor between Highway 60 and Pautsch Road.

The connection to the Newton Blackmour State Trail via the Oneida Nation Duck Creek Trail is a total distance of 0.92 miles. The New London to Seymour State Trail in Outagamie County was established in 2003 and the trail runs a distance of 22.8 miles, and is identified in the State Trail Network plan as Segment 4. It connects with the Wiouwash State Trail in New London and runs northeast to Seymour. Eventually, a link into Green Bay would be ideal for recreationists and for commuters.

*Newton  
Blackmour  
To Duck  
Creek State Trail*

Nine miles of this new trail in northeast Wisconsin are open. When completed, this trail on a former rail corridor will run for 23 miles in Outagamie County. The trail name is derived from the four communities the trail passes through; New London, Shiocton, Black Creek, and Seymour. The trail is open between Black Creek and Seymour. In Seymour, the Newton Blackmour State Trail connects to the Duck Creek Trail. The Duck Creek trail travels east towards Green Bay for 5 miles. The 14-mile segment from New London to Black Creek is closed to all use while it is under development.

The Department recommends purchase of these three properties to ensure public recreation on the Newton Blackmour, Mountain-Bay and Wild Goose Trails and to create extensions and make connects in the Wisconsin's trail network.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$3,000,000	\$1,572,729

4a. ACQUISITION STATUS OF THE MOUNTAIN-BAY STATE TRAIL (PR 40123):

Established: 1993  
Acres Purchased to Date: 1,120.61  
Acquisition Goal: 1,000.0  
Percent Complete: 112.06 %  
Cost to Date: \$570,500.00

4b. ACQUISITION STATUS OF THE WILD GOOSE STATE TRAIL (PR 40125):

Established: 1986  
Acres Purchased to Date: 421.28  
Acquisition Goal: 500.0  
Percent Complete: 84.26 %  
Cost to Date: \$521,442.71

4c. ACQUISITION STATUS OF THE NEWTON BLACKMOUR STATE TRAIL (PR 40126):

Established: 2003  
Acres Purchased to Date: 291.37  
Acquisition Goal: 281.71  
Percent Complete: 103.43 %  
Cost to Date: \$0.00

5a. APPRAISAL (PR 40123, Mountain-Bay State Trail):

Appraiser: Michael Augustyn  
Valuation Date: April 19, 2011  
Appraised Value: \$226,000.00  
Highest and Best Use: Across the fence - attachment to adjacent commercial or residential prop.

Allocation of Values:

- a. land: 13.82 acres @ \$16,353.11 per acre: \$226,000.00
- b. market data approach used, 19 comparable sales cited
- c. adjusted value range: \$1.20 - \$3.29 per square foot

Appraisal Review: Gregory Markus - 5/3/2011

5b. APPRAISAL (PR 40125 Wild Goose State Trail):

Appraiser: Michael Augustyn  
Valuation Date: July 07, 2011  
Appraised Value: \$115,000.00  
Highest and Best Use: Across the fence, addition to adjacent residential or commercial property

Allocation of Values:

- a. land: 2.1 acres @ \$54,761.90 per acre: \$115,000.00
- b. market data approach used, 17 comparable sales cited
- c. adjusted value range: \$1.22 - \$4.71 per square foot

Appraisal Review: Gregory Markus - 8/2/2011

5c. APPRAISAL (PR 40126 Newton Blackmour State Trail):

Appraiser: Michael Augustyn  
Valuation Date: January 19, 2011  
Appraised Value: \$212,500.00  
Highest and Best Use: Across the fence, addition to adjacent residential or commercial property

Allocation of Values:

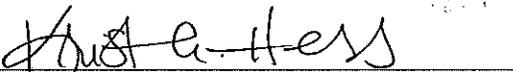
- a. land: 11.15 acres @ \$19,058.30 per acre: \$212,500.00
- b. market data approach used, 20 comparable sales cited
- c. adjusted value range: \$1.10 - \$4.85 per square foot

Appraisal Review: Gregory Markus - 3/1/2011

RECOMMENDED:

  
Richard E. Steffes

1-23-12  
Date

  
Bureau of Legal Services

1/25/12  
Date

  
Kurt Thiede

1/26/12  
Date

RES:bc



# Wisconsin Central Ltd. - Fee

Mountain Bay Trail

PR 40123

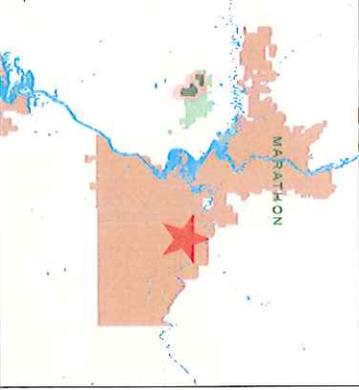
T28N R8E Sec 9 & 16  
Town of Weston  
Marathon County  
13.82 Acres

 Subject Parcel

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

0 300  
Feet

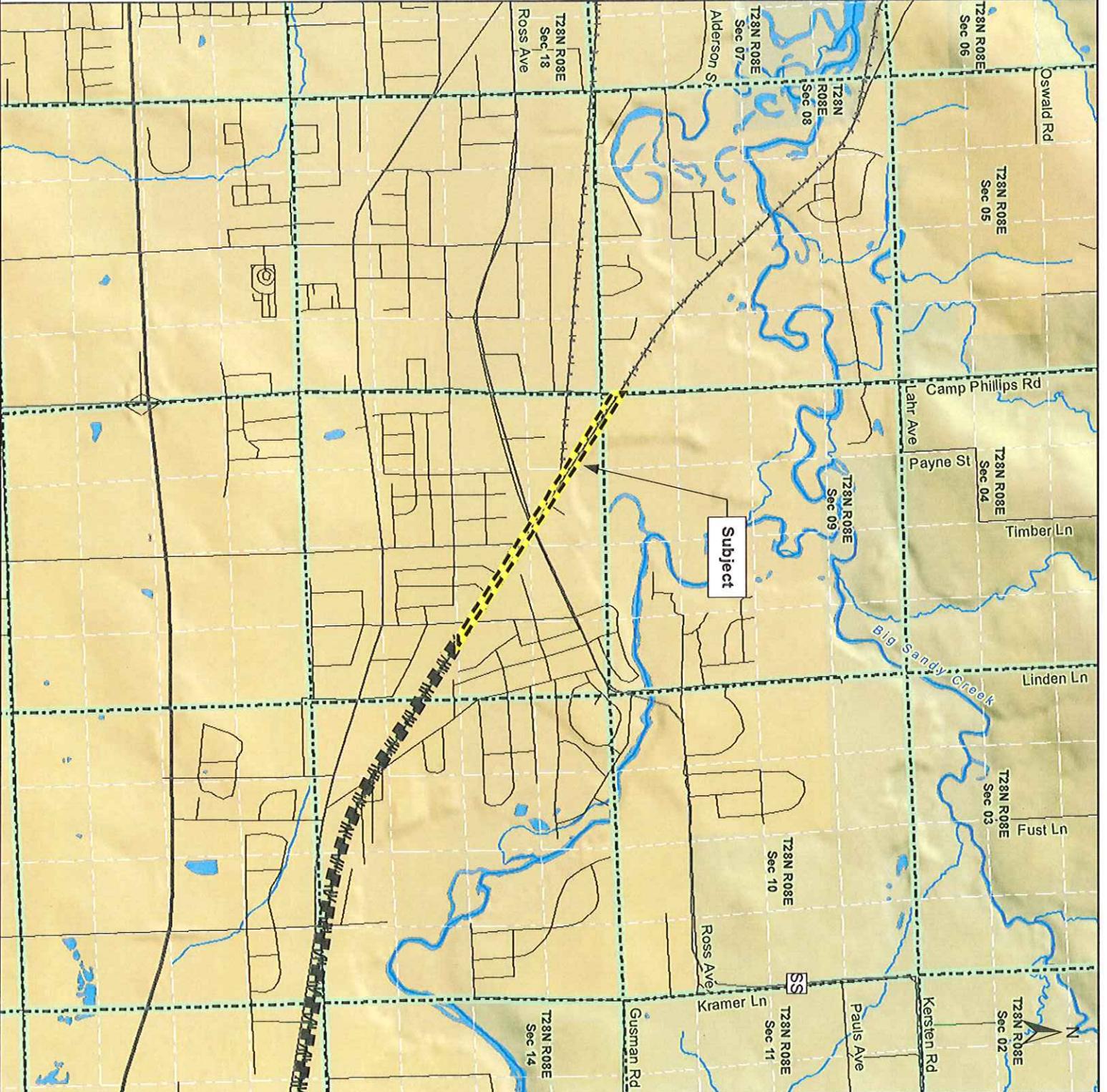
County View



 Location of Property

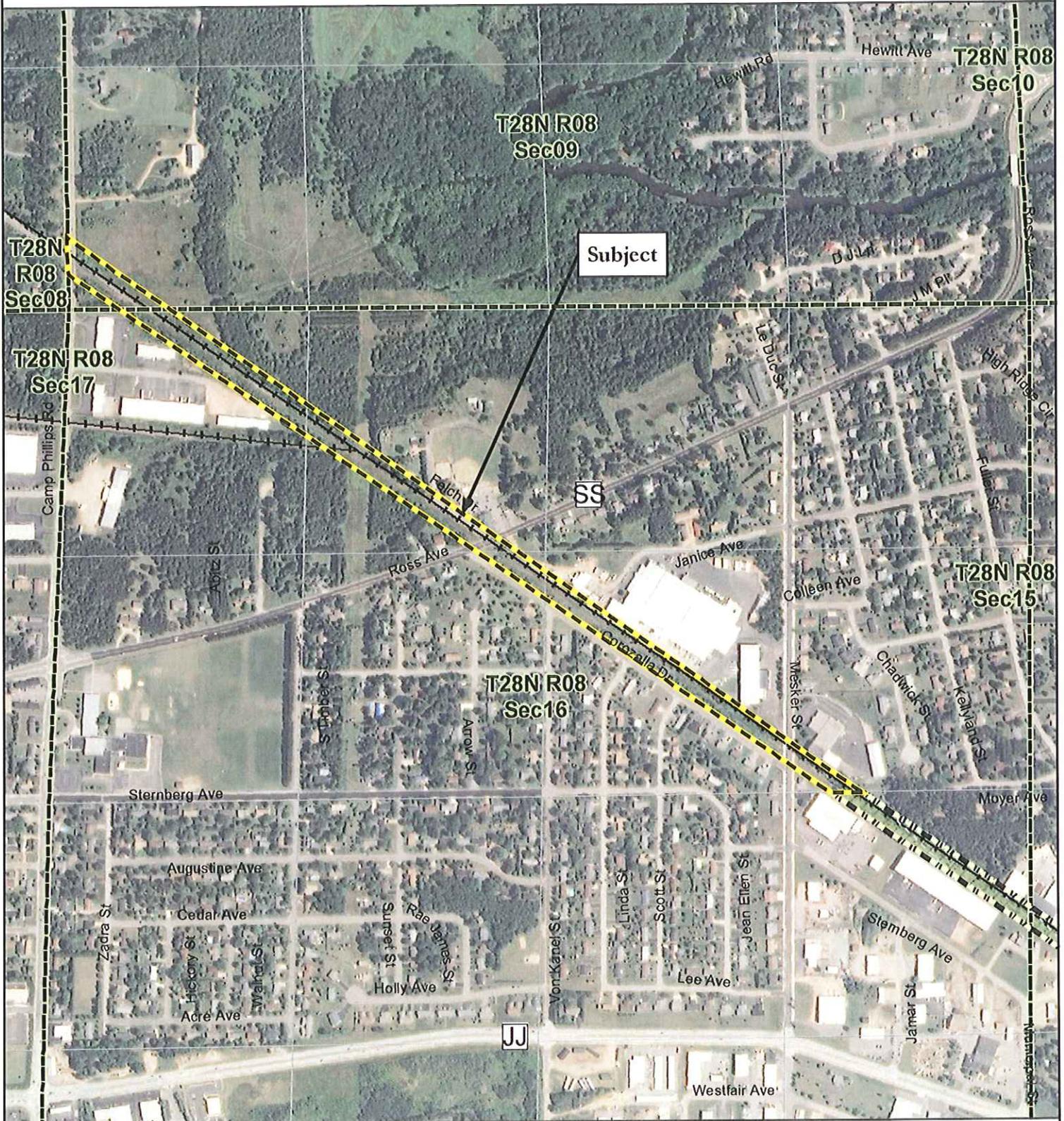


WISCONSIN DEPARTMENT  
OF NATURAL RESOURCES  
Bureau of Facilities of Lands  
Map Created: Jan 19, 2012 kmh



# Wisconsin Central Ltd. - Fee

T28N R8E Sec 9 & 16, Town of Weston, Marathon County



## Mountain Bay State Trail

 Subject Parcel

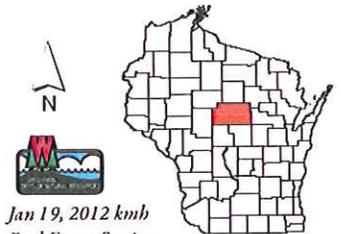
 DNR Owned

 DNR Project Boundary

 Section Line

 QQ Section Lines

  
0 250 500 750 Feet



Jan 19, 2012 kmh  
Real Estate Section  
Bureau of Facilities and Lands



# Wisconsin Central

Ltd. - Fee

Wild Goose  
State Trail

PR 40125

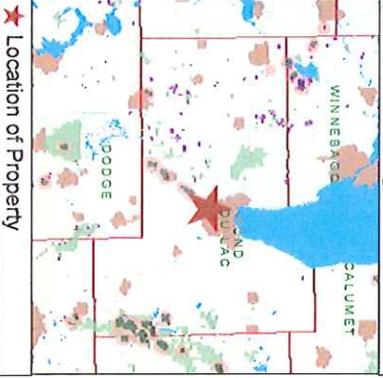
T15N R17E Sec 21  
Town of Fond Du Lac  
Fond Du Lac County  
2.10 Acres

 Subject Parcel

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

0 300  
Feet

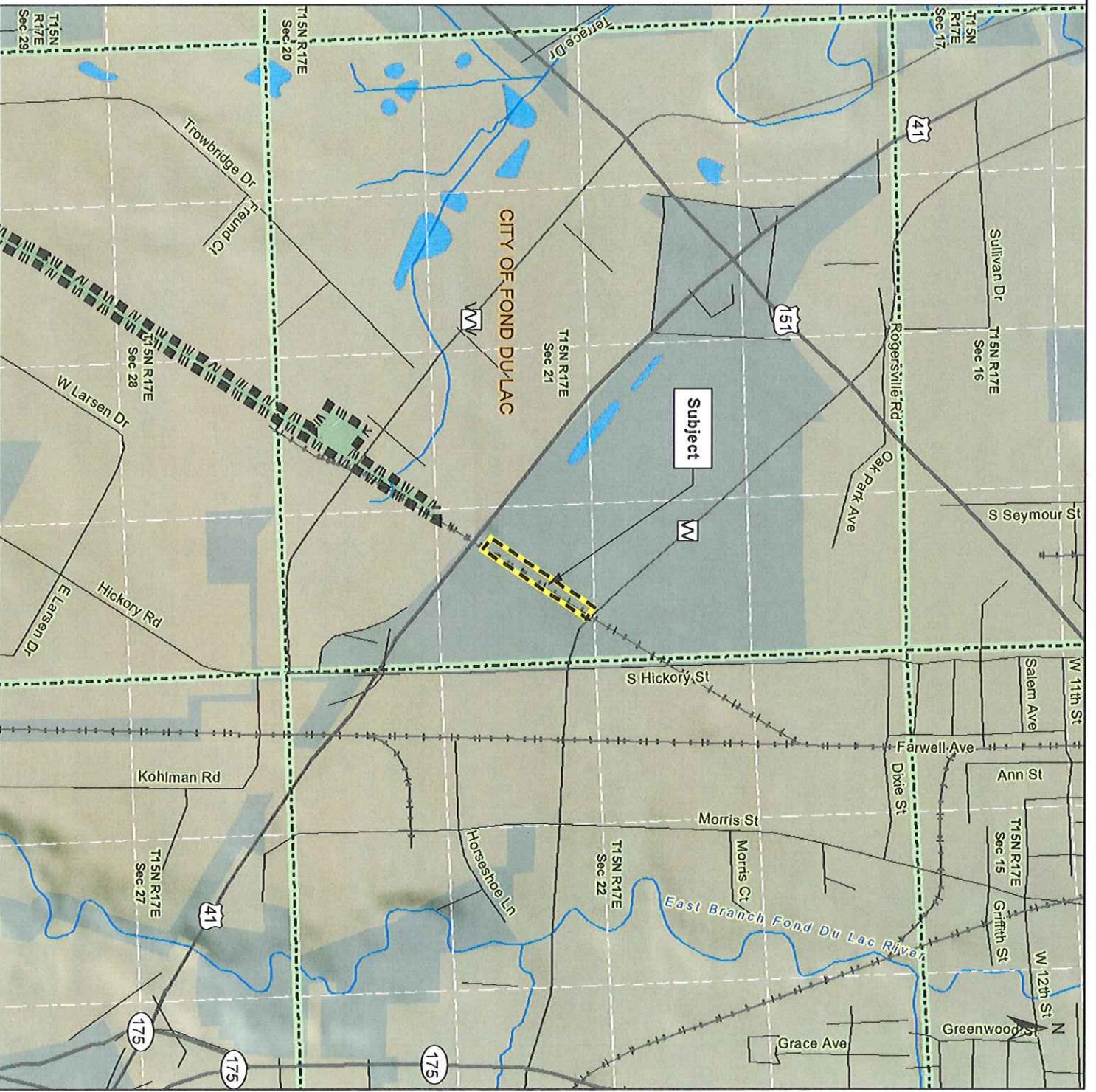
Fond du Lac County View



★ Location of Property

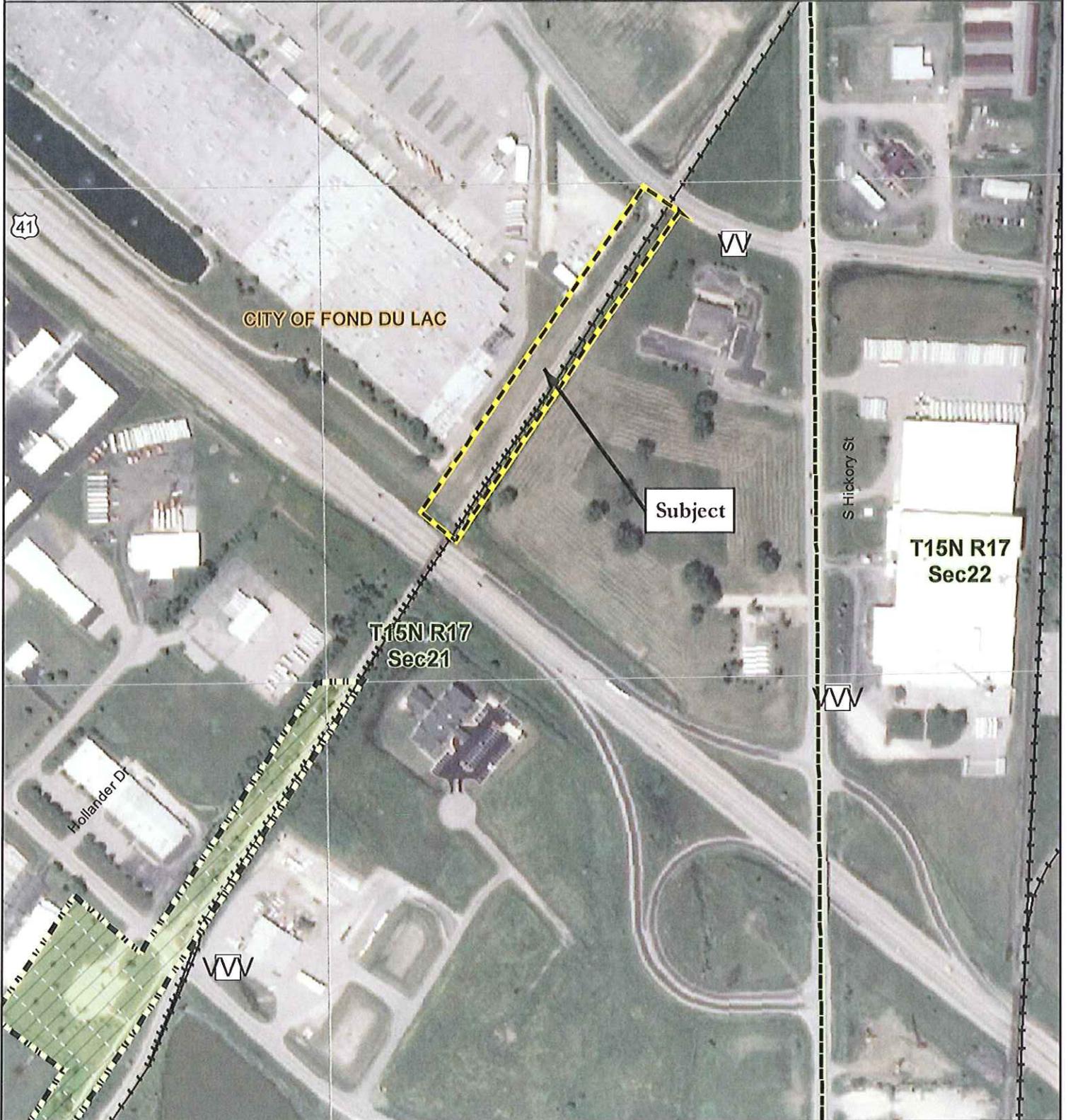


WISCONSIN DEPARTMENT  
OF NATURAL RESOURCES  
Bureau of Facilities of Lands  
Map Created: Jan 19, 2012 kmh



# Wisconsin Central Ltd. - Fee

T15N R17E Sec 21, Town of Fond Du Lac, Fond Du Lac County



**Wild Goose  
State Trail**

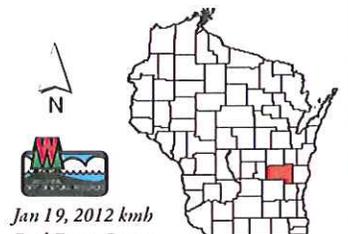
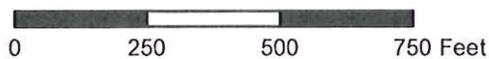
 Subject Parcel

 DNR Owned

 DNR Project Boundary

 Section Line

 QQ Section Lines



Jan 19, 2012 kmh  
Real Estate Section  
Bureau of Facilities and Lands



**Wisconsin Central  
Ltd. - Fee  
Newton Blackmour  
State Trail**

PR 40126

T24N R20E Sec 20 & 21  
Town of Howard  
Brown County  
11.15 Acres

 Subject Parcel

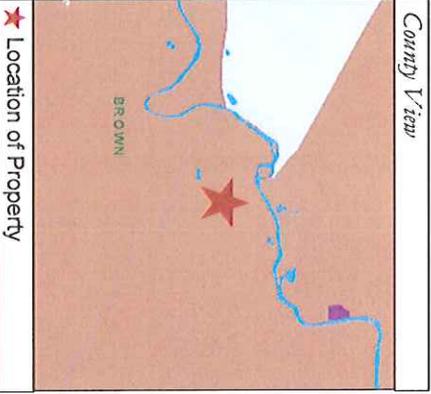
 WDNR Easement

 PLSS Section Line

 Section Boundary

0 300  
Feet

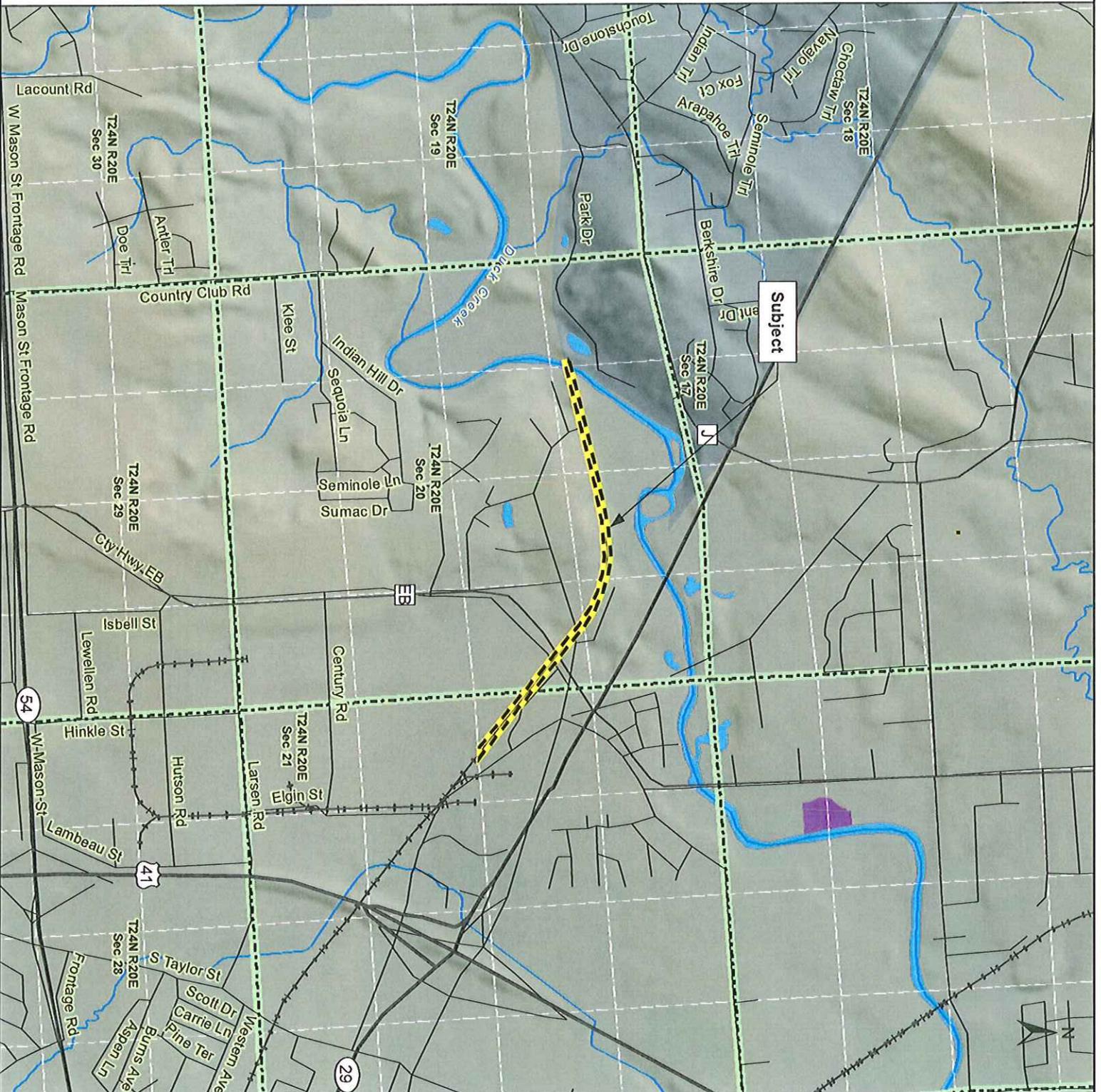
County View



 Location of Property

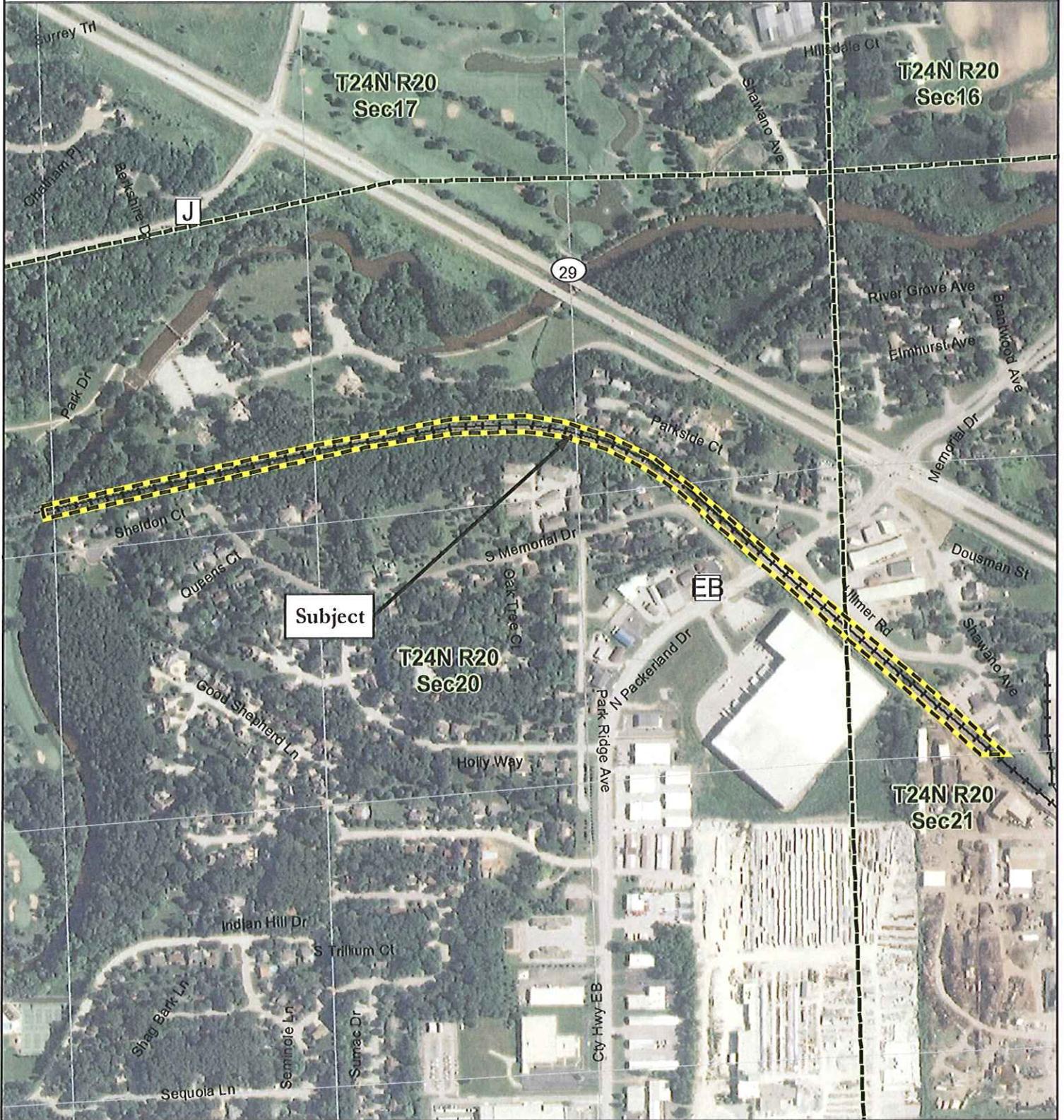


WISCONSIN DEPARTMENT  
OF NATURAL RESOURCES  
Bureau of Facilities of Lands  
Map Created: Jan 19, 2012 kmh



# Wisconsin Central Ltd. - Fee

T24N R20E Sec 20 & 21, Town of Howard, Brown County



**Newton Blackmour  
State Trail**

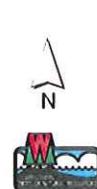
 Subject Parcel

 DNR Owned

 DNR Project Boundary

 Section Line

 QQ Section Lines



Jan 19, 2012 kmh  
Real Estate Section  
Bureau of Facilities and Lands